



364 BELLE ISLE ROAD, LEEDS, WEST YORKSHIRE LS10 3PE

£270,000



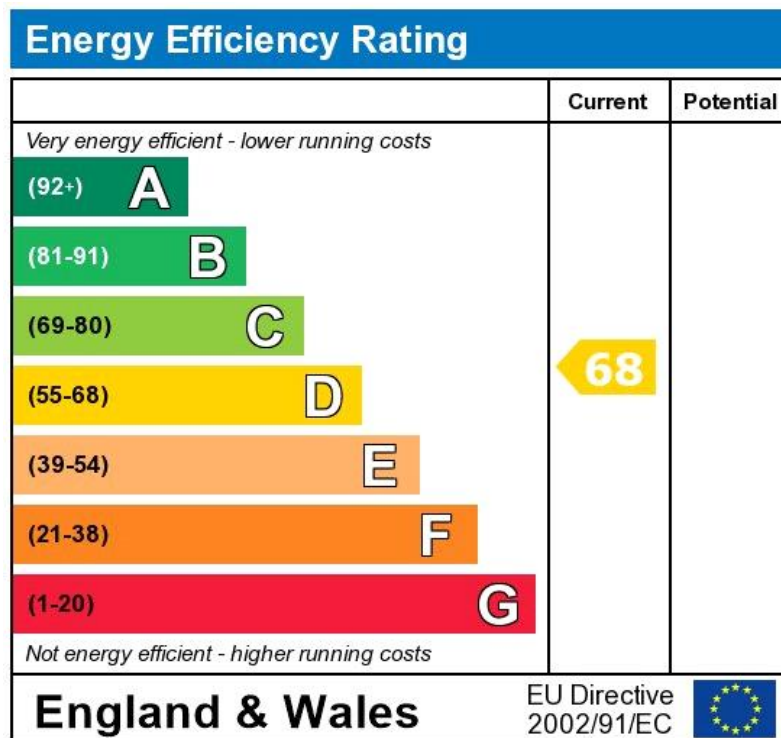
STUNNING FAMILY HOME

PROPERTY REFERENCE CODE: RS3495

364 BELLE ISLE ROAD, LEEDS, WEST YORKSHIRE LS10 3PE

WOW!! TAKE A LOOK AT THIS STUNNING THREE-BED SEMI-DETACHED FAMILY HOME WITH ADDITIONAL LOFT ROOM, SITUATED IN THE HIGHLY SOUGHT-AFTER LS10 AREA OF SOUTH LEEDS. THIS IS A HOME THAT MUST BE VIEWED TO FULLY APPRECIATE THE EXCEPTIONAL QUALITY ON OFFER. PRIVATE, WITH PARKING FOR MULTIPLE VEHICLES.

- LARGE FULLY ENCLOSED GARDEN
- FANTASTIC FAMILY HOME
- DOUBLE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- LOFT ROOM
- MUST BE VIEWED
- UTILITY ROOM
- CLOSE TO LOCAL AMENTIES
- CONSERVATORY
- DOWNSTAIRS WC
- HIGH SPEC FINISH THROUGHOUT
- STUNNING FAMILY HOME
- UNDERFLOOR HEATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

WOW!! TAKE A LOOK AT THIS STUNNING THREE-BED SEMI-DETACHED FAMILY HOME WITH ADDITIONAL LOFT ROOM, SITUATED IN THE HIGHLY SOUGHT-AFTER LS10 AREA OF SOUTH LEEDS. THIS IS A HOME THAT MUST BE VIEWED TO FULLY APPRECIATE THE EXCEPTIONAL QUALITY ON OFFER. PRIVATE, WITH PARKING FOR MULTIPLE VEHICLES—DO NOT MISS OUT ON THIS FABULOUS OPPORTUNITY.

YOU ENTER FROM THE SIDE INTO THE FANTASTIC UTILITY ROOM, WHICH OFFERS SPACE FOR A DRYER, WASHING MACHINE, AND UNDER-COUNTER FRIDGE. THERE IS ALSO AMPLE ROOM TO HANG COATS AND STORE SHOES, KEEPING MUDDY FOOTWEAR OUT OF THE MAIN HOUSE, WITH PRACTICAL WORK SURFACES AND CUPBOARDS BOTH ABOVE AND BELOW. TO THE RIGHT IS THE HANDY DOWNSTAIRS W/C—AN ESSENTIAL FEATURE FOR ANY BUSY FAMILY.

FROM HERE YOU FLOW INTO THE SHOWSTOPPING DINING/KITCHEN. THERE IS GENEROUS SPACE FOR A LARGE FAMILY DINING TABLE, PERFECT FOR GATHERINGS OR ENTERTAINING. THE KITCHEN BOASTS A BUILT-IN OVEN AND AN IMPRESSIVE RANGE-STYLE GAS HOB. YOU HAVE AMPLE STORAGE SPACE, AND THE HIGH-QUALITY FLOORING RUNS SEAMLESSLY FROM THE UTILITY THROUGH THE KITCHEN/DINER, UNDERSCORING THE PREMIUM FINISH FOUND THROUGHOUT THE HOME.

TO THE RIGHT YOU HAVE THE INVITING LIVING ROOM, OFFERING ROOM FOR A COMFORTABLE SOFA SUITE ALONG WITH ADDITIONAL FURNISHINGS, WHILE STILL LEAVING SPACE FOR CHILDREN AND PETS TO PLAY FREELY. FROM THE LIVING ROOM YOU STEP INTO THE LIGHT-FILLED CONSERVATORY, WHICH FEATURES AN INSULATED CEILING, UNDERFLOOR HEATING, AND RADIATORS—MEANING THIS IS A ROOM YOU CAN ENJOY ALL YEAR ROUND. FROM HERE YOU HAVE ACCESS TO THE REAR GARDEN.

THE FIRST FLOOR IS HOME TO THREE WELL-PROPORTIONED BEDROOMS: ONE LARGE DOUBLE WITH BUILT-IN WARDROBES, A SECOND DOUBLE WITH SPACE FOR A DESK, AND A THIRD WITH A BUILT-IN CABIN BED AND ANOTHER BUILT-IN WARDROBE. COMPLETING THIS FLOOR IS THE STYLISH FAMILY BATHROOM, PERFECTLY IN KEEPING WITH THE REST OF THE HOUSE IN LOOK, FEEL, AND FINISH. YOU HAVE A BATH, W/C, SINK BASIN WITH VANITY STORAGE UNDERNEATH, AND A SEPARATE GLASS-ENCLOSED SHOWER—THE IDEAL PLACE TO RELAX AND UNWIND AFTER A LONG DAY.

YOU CLIMB A STAIRCASE TO THE VERSATILE LOFT ROOM, CURRENTLY USED AS A BEDROOM AND EASILY ACCOMMODATING A DOUBLE BED ALONG WITH ADDITIONAL FURNITURE. THIS FLEXIBLE SPACE COULD SUIT MULTIPLE USES FOR ANY NEW OWNER, FROM A HOME OFFICE TO A TEENAGE RETREAT.

EXTERNALLY, TO THE FRONT YOU HAVE A PRIVATE GARDEN AND A LARGE DRIVEWAY WHERE YOU CAN PARK MULTIPLE VEHICLES. THIS IS ALL SET BEHIND A SECURE GATE, OFFERING ADDED PEACE OF MIND IF CHILDREN AND PETS ARE PLAYING. TO THE REAR YOU FIND A FABULOUS PATIO AREA WITH ROOM FOR OUTDOOR SEATING OR A DINING SET, MAKING AL-FRESCO DINING AND ENTERTAINING A BREEZE WHEN THE WEATHER ALLOWS. A TIERED SECTION PROVIDES A GRASS-LAWNNED AREA, PLUS A DESIGNATED CHILDREN'S PLAY SPACE WITH A SWING SET. BEHIND THIS SITS A GENEROUS SHED/STORAGE AREA. THIS IS A WONDERFUL GARDEN, PERFECTLY COMPLEMENTING THIS STUNNING FAMILY HOME.

LOCAL AMENITIES, SUCH AS SUPERMARKETS AND SHOPS, ARE WITHIN WALKING DISTANCE. FOR COMMUTERS, YOU'RE ONLY MINUTES FROM THE REGION'S MAJOR MOTORWAY NETWORKS, CONNECTING YOU TO LEEDS, WAKEFIELD, AND THE WIDER YORKSHIRE REGION.

VIEWING THIS PROPERTY IS AN ABSOLUTE MUST TO FULLY APPRECIATE THE QUALITY AND SPACE ON OFFER THROUGHOUT THIS FAMILY HOME. CONTACT THE MORGAN ESTATES TEAM TODAY TO SECURE YOUR VIEWING—THIS GEM WON'T BE AVAILABLE FOR LONG!

ADDITIONAL INFORMATION

THIS IS A FREEHOLD PROPERTY.

MAINS WATER, ELECTRICITY, DRAINAGE AND GAS ARE INSTALLED AT THIS PROPERTY. HEATING AND HOT WATER ARE FROM A GAS BOILER.

OFF STREET PARKING

INTERNET & MOBILE COVERAGE INFORMATION OBTAINED FROM THE OFCOM WEBSITE INDICATES THAT INTERNET CONNECTION IS AVAILABLE FROM AT LEAST ONE PROVIDER. MOBILE COVERAGE (OUTDOORS), IS ALSO AVAILABLE FROM AT LEAST ONE OF THE UKS FOUR LEADING PROVIDERS. FOR FURTHER INFORMATION PLEASE REFER TO: <https://checker.ofcom.org.uk/>

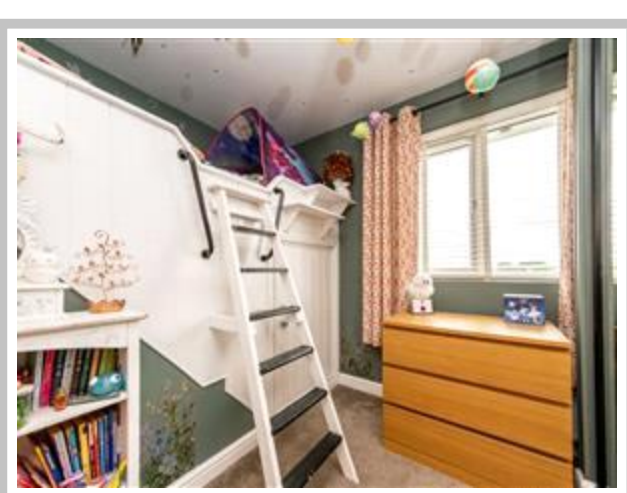
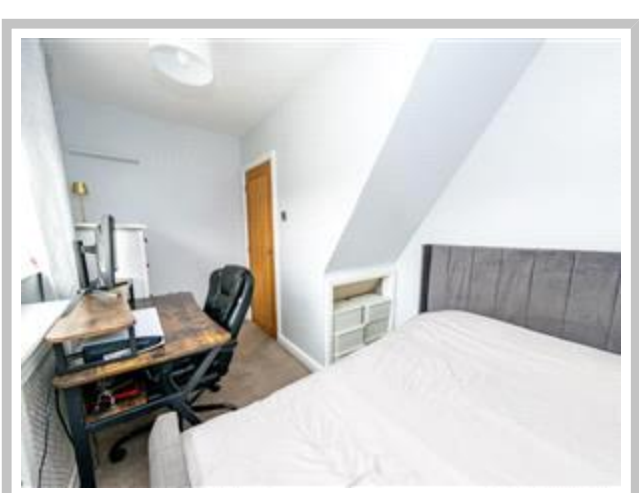
Council Tax Band: A

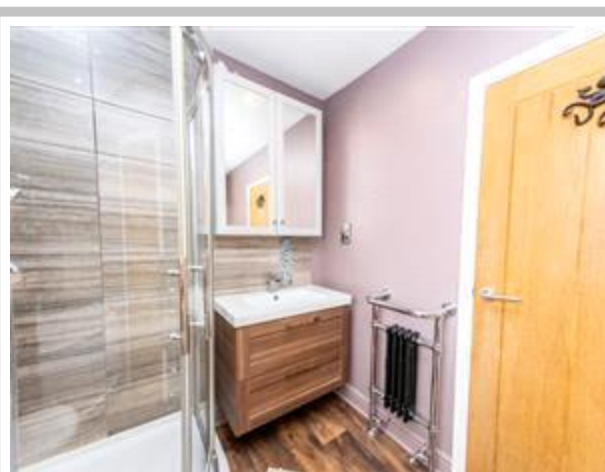
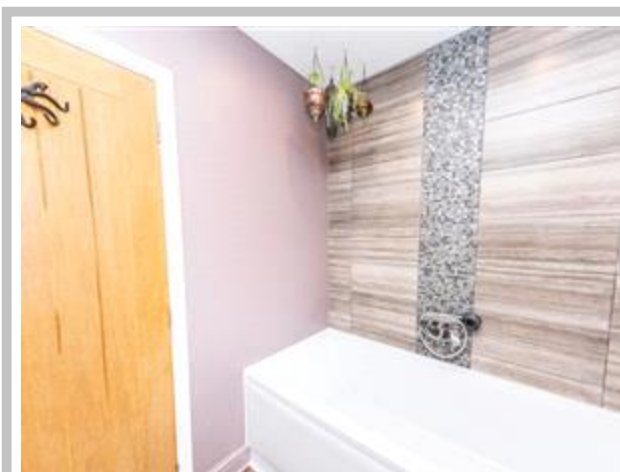
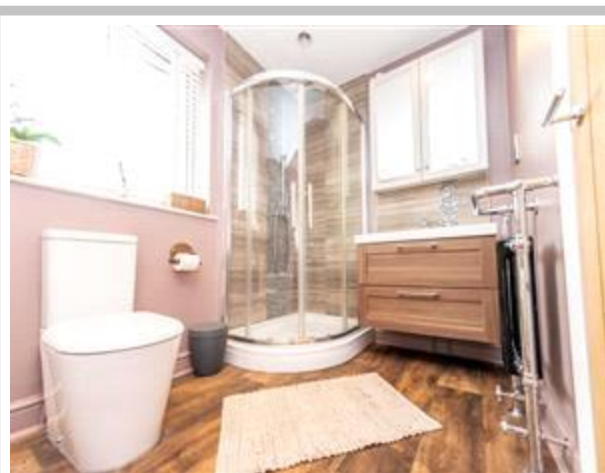
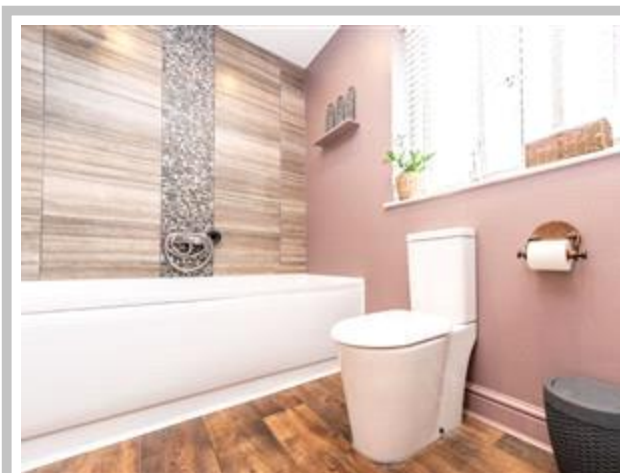
Tenure: Freehold

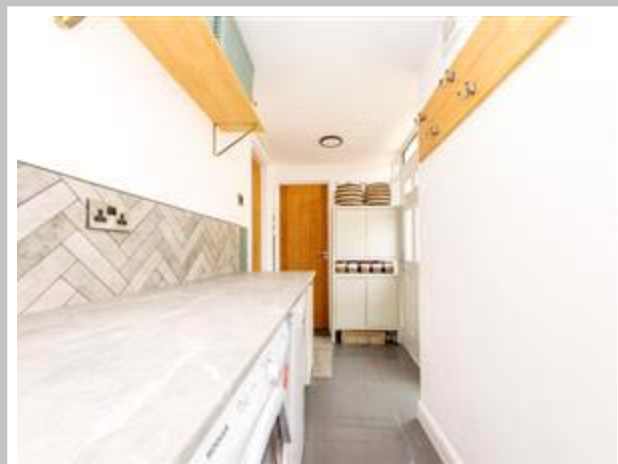
Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Front Garden, Rear Garden













TENURE: We have been advised by the Vendors the property is Freehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.