



6 WIGTON COURT WIGTON LANE

LEEDS, LS17 8SB

£750,000
LEASEHOLD

Monroe is delighted to present this superbly proportioned three-bedroom home, offering spacious and versatile accommodation throughout. Featuring a well-appointed kitchen with integrated appliances and underfloor heating throughout. The property also benefits from two bathrooms, a utility room, separate WC and a generous garage.

MONROE

SELLERS OF THE FINEST HOMES

6 WIGTON COURT WIGTON LANE

- Located in the sought after area of Alwoodley
- Situated in a great school catchment
- High specification integrated appliances
- Three well-proportioned bedrooms
- Excellent living space and turn key
- Separate utility room
- Useful ground-floor WC
- Features a garage
- Superb potential throughout



Upon entering, you are welcomed by a generous entrance hall providing access to the principal ground floor accommodation and staircase rising to the first floor. The ground floor offers a superb sense of space, with the impressive lounge providing an excellent setting for both relaxing and entertaining. The property benefits from underfloor heating throughout, ensuring a comfortable and welcoming environment all year round.

Also positioned on the ground floor is a spacious rear dining room, which is a true standout feature of the home. Impressive wraparound bi-fold doors flood the space with natural light and open out to captivating views over the surrounding woodland, creating a wonderful connection with the outdoors and an exceptional setting for both everyday dining and entertaining.

The impressive open-plan living space is flooded with natural light, featuring extensive floor-to-ceiling glazing and a striking glazed roof that creates a bright and airy feel. The space offers generous room for both relaxing and entertaining, with a contemporary media wall and feature fireplace adding a stylish focal point. The surrounding glazing also provides wonderful views over the greenery beyond, creating a seamless connection with the outdoors.

The well-proportioned kitchen is fitted with integrated

Siemens appliances and is complemented by a useful utility room, while a separate WC adds further convenience.

To the first floor, the property offers three well-proportioned bedrooms, including an impressive principal bedroom. The remaining bedrooms provide excellent flexibility for family living, guests or home working. The first floor is further served by two bathrooms, offering practicality for a growing family.

Externally, the property benefits from a generous garage, providing useful parking and storage space. Overall, the accommodation offers generous proportions throughout and excellent potential for a variety of modern family lifestyles.

REASONS TO BUY

- Located in the sought after area of Alwoodley
- Great school catchment
- High specification integrated appliances
- Three well-proportioned bedrooms
- Excellent family living space
- Separate utility room
- Useful ground-floor WC
- Features a garage
- Superb potential throughout

ENVIRONS

Located on the northern edge of the picturesque Leeds countryside, offering an effortless commute to the thriving commercial centre of Leeds, as well as the popular towns of Harrogate, Wetherby, and the stunning Yorkshire countryside beyond. In the local area, there is the highly esteemed Grammar School at Leeds and several championship golf courses. Rich in amenities, Alwoodley has an array of top-quality coffee shops and restaurants as well as being situated close to several sports facilities including David Lloyd. The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure.

Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal

completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

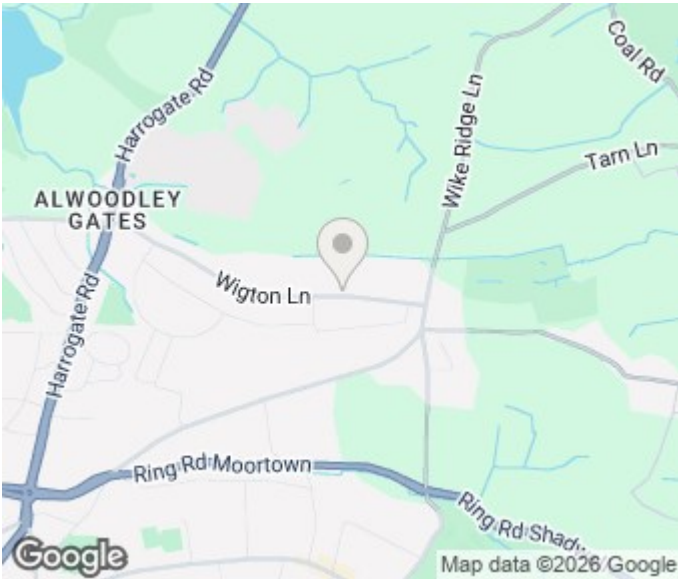
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2413.00 sq ft

Tenure – Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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