



16 WIGTON GREEN

LEEDS, LS17 8QR

£700,000
FREEHOLD

Monroe are pleased to bring to market, this generous 4 bedroom detached family home, which is ideally located for GSAL, just off of Wigton Lane in Alwoodley. Benefitting from THREE reception rooms, A FOUR SEASONS kitchen and a generous GARDEN. Viewings are available by appointment only. Please call Monroe on 0113 8704443 to arrange a viewing.

MONROE

SELLERS OF THE FINEST HOMES

16 WIGTON GREEN

- DETACHED FAMILY HOME • FOUR DOUBLE BEDROOMS • GENEROUS GARDEN • 3 RECEPTION ROOMS • FOUR SEASONS KITCHEN • LARGE DRIVEWAY AND DOUBLE GARAGE • PRIMARY BEDROOM WITH EN SUITE • HOUSE BATHROOM • EXCLUSIVE CUL DE SAC • QUIET LOCATION



Wigton Green is an exclusive and highly sought after cul de sac, located just off of Wigton Lane in the North Leeds suburb of Alwoodley. This spacious four-bedroom home is deceptively large and uncompromising throughout.

Benefitting from extensive local amenities in Alwoodley, Moortown and Roundhay which include many local shops, lively bars, restaurants and cafes. Moor Allerton Retail Park with Sainsbury's and Homebase is just a short drive as well as a Marks and Spencer's at Moortown Corner. There is an excellent choice of schools locally, including Leeds Grammar School and some of the most sought-after OFSTED Outstanding primary schools. The popular David Lloyd Leisure Centre is less than a ten-minute drive away. the property is on the doorstep of some of the best Golf Courses in Yorkshire. There are good local transport links providing access into Leeds City centre and surrounding areas with the Ring Road close by for those requiring access to motorway networks at Wetherby or for links to Bradford, York and Harrogate.

Internally, a light and bright entrance hallway sets the tone with Oak flooring which continues into the main living room which benefits from a fire place and double doors which connects to the dining room - a fantastic entertainment space!

This home benefits from a Four Seasons kitchen with

Askilan work tops, designed for those who really enjoy cooking for the family, including integrated appliances and access to the utility room and a double garage. There is also a WC off of the entrance hallway.

To the first floor of this family home is the main bedroom which features an en suite shower room and fitted wardrobes. Three further double bedrooms are positioned around the landing and complimented by a tiled house bathroom.

The property further benefits from a gas central heating system, double glazing throughout and is very good condition.

To the rear, the sun room leads out on to the Indian stone terrace via patio doors, which is a fantastic entertainment space. This home has the luxury of a generous, private back garden which backs on to a golf course, screened by mature trees, this results in a very peaceful sun trap garden.

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ADDITIONAL INFORMATION

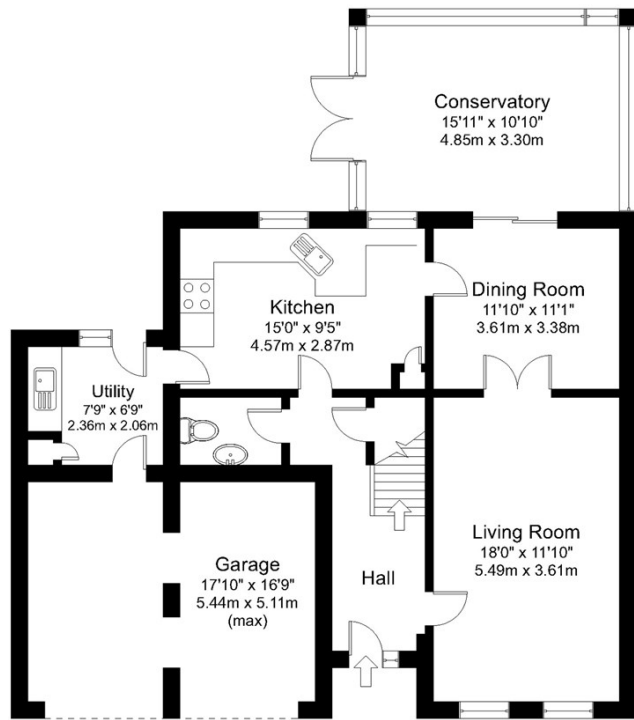
Local Authority –

Council Tax – Band F

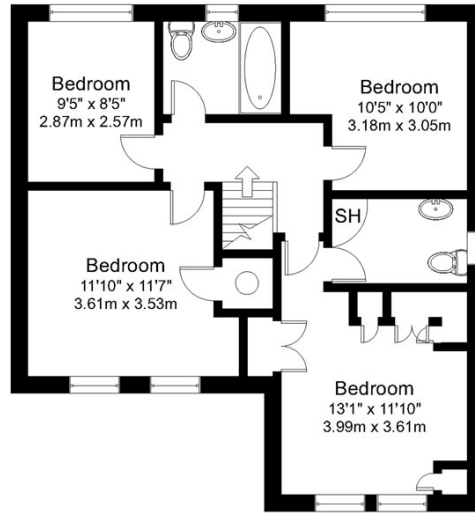
Viewings – By Appointment Only

Floor Area – 1884.00 sq ft

Tenure – Freehold

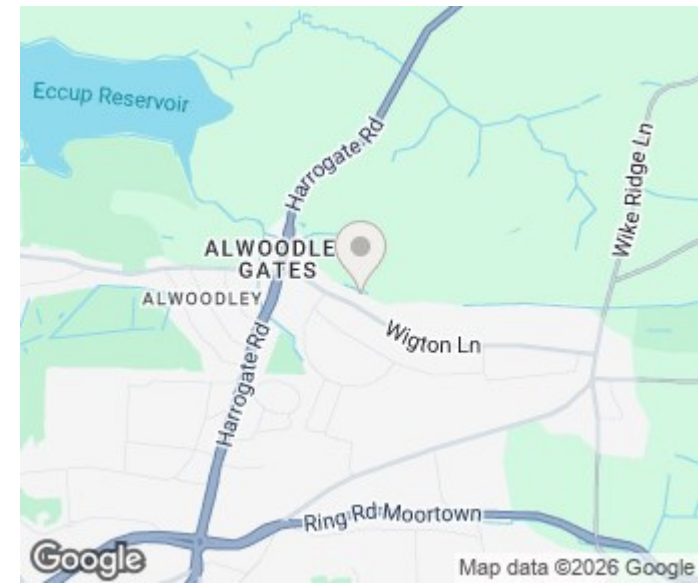


Ground Floor



First Floor

Gross internal floor area including garage (approx.): 175 sq m (1,884 sq ft)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(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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