



123 WIGTON LANE
LEEDS, LS17 8SH

£1,500,000
FREEHOLD

FULLY MODERNISED and sat within HALF AN ACRE on Wigton Lane, this is a stunning home! Call Monroe to find out why?

MONROE

SELLERS OF THE FINEST HOMES

123 WIGTON LANE

- Chain Free
- 0.5 Acre plot
- Fully refurbished and extended
- Principal suite with walk in dressing room
- Three reception rooms
- Stylish interiors throughout
- Open plan kitchen/living/diner
- 5 Bedrooms
- Three Bathrooms
- Further scope to extend



SOLD OFF MARKET!

Are you looking for a spacious, modern family home?

This amazing 5-bedroom family home is now available for the first time since undergoing an extensive program of refurbishment.

123 Wigton Lane has been completely transformed by the present owners to the highest of standards and has bespoke fixtures and fittings throughout.

Situated on Wigton Lane, this house is perfect for a growing family and offers over 2,500 Sqft as well as 0.5 Acres.

The ground floor of this property briefly comprises a large porch entrance, plenty of under-stair storage, a guest WC, utility room, playroom, large formal living room and the absolute showstopper of this property is the open plan kitchen/ living/dinner which features integrated appliances, island with breakfast bar. This perfect family space also grants direct access out on to a huge garden at the rear.

Upstairs, there are a total of 5 generous bedrooms, two of which have en suites. The principal bedroom has been designed to incorporate an en suite bathroom and walk in dressing room. There is also a contemporary house bathroom.

Externally, this property boasts a fantastic plot size, making it the perfect opportunity to potentially extend further, subject to planning. There is also a large driveway with ample space for multiple cars. This property is truly a gem and is perfect for families looking for a comfortable and spacious living space.

REASONS TO BUY

- Excellent school catchment location (state and private)
- High Specification finishes throughout
- 0.5 Acre plot
- Five double bedrooms
- Three reception rooms
- Stunning Kitchen with access on to the terrace and garden
- Over 2,500 Sqft
- Chain Free

ENVIRONS

The perfect location for home owners looking to benefit from the many assets North Leeds has to offer. This property is located on the prestigious Wigton Lane in Alwoodley. The exclusive suburb of Alwoodley is a fantastic location for any family with easy access to David Lloyd, numerous top golf courses, GSAL, Allerton High School, several OFSTED outstanding primary schools, Eccup reservoir, The Lord Darcy pub and also

great restaurants such as Amici's.

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. Chain Free.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Call Monroe on 0113 870 4443

Viewings by appointments only.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2527.00 sq ft

Tenure – Freehold



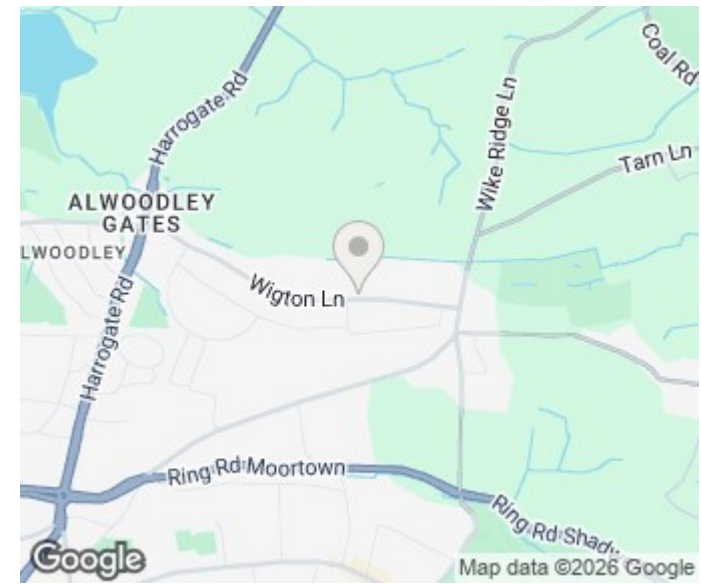


First Floor



Ground Floor

Gross internal floor area (approx.): 234.8 sq m (2,527 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(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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