



88 PLANTATION GARDENS

LEEDS, LS17 8SU

£545,000
FREEHOLD

Stylishly extended and beautifully presented, this impressive four-bedroom detached home offers exceptional space and versatility for modern family living. Perfectly positioned off Wigton Lane and within walking distance of highly regarded schools, it combines convenience with a peaceful setting. Light-filled open-plan living spaces, quality finishes, and a flexible layout make this property ideal for entertaining, working from home, and relaxed family life. The landscaped garden, ample parking, and versatile garden room complete this outstanding home.

MONROE

SELLERS OF THE FINEST HOMES

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This superbly positioned four-bedroom detached home has been thoughtfully and significantly extended to create the ideal setting for modern family life. Nestled just off Wigton Lane, it enjoys a peaceful yet highly convenient location, within easy walking distance of The Grammar School at Leeds and close to a highly regarded primary school. A truly perfect spot for family living.

The ground floor has been designed with light and flow in mind. A welcoming reception hallway leads through to an impressive open-plan living, dining, and kitchen space, filled with natural light and ideal for everyday living and entertaining. The kitchen features a high-quality specification with a full range of Bosch integrated appliances, complemented by bi-folding doors that open onto the private rear garden, seamlessly connecting indoor and outdoor living.

A spacious separate living room provides a relaxing retreat, while a dedicated study offers the perfect work-from-home setup. Practical features include a utility room with built-in storage and a ground-floor bedroom with an adjoining shower room, offering flexibility for guests or multigenerational living.

Upstairs, the main bedroom benefits from an excellent range of fitted wardrobes and storage. There is a further generous double bedroom and a charming single

bedroom complete with built-in bunk beds that children will adore. The luxurious house bathroom offers true indulgence, featuring a deep, freestanding double-ended bath and a large double shower enclosure.

Externally, the home continues to impress. A block-paved driveway provides ample parking for multiple vehicles, while the enclosed rear garden is laid to lawn with a paved patio area, perfect for alfresco dining and family relaxation. A versatile detached garden room with French doors provides additional flexible space, ideal as a playroom, gym, or home office.

Reasons to Buy:

- Prime North Leeds location off Wigton Lane, close to top-rated schools.
- Significantly extended and improved, offering superb family living space.
- Spacious open-plan kitchen/dining/living area, the heart of the home.
- High-spec Bosch kitchen appliances and modern finishes throughout.
- Bi-folding doors to a private, secure garden, perfect for entertaining.
- Flexible ground-floor bedroom and shower room, ideal for guests or extended family.
- Dedicated home office/study, perfect for remote working.

- Off Street Parking • Open Plan Kitchen Diner • Private Garden • Incredible School Catchment • Close to Amenities • Generously Extended • Impressive family bathroom • Home Office • Garden Room • Transport Links



- Luxury family bathroom with freestanding bath and double shower.

- Detached garden room, ideal for gym, studio, or playroom.

- Ample off-street parking and an enclosed child and pet friendly garden.

ENVIRONS

This property is situated just off Wigton Lane in Alwoodley - a sought-after location in North Leeds. It's an ideal spot for families who wish to take advantage of the many facilities that the area has to offer. The exclusive Alwoodley suburb provides easy access to several top golf courses, David Lloyd Leisure Centre, The Grammer School at Leeds, Wigton Moor Primary School, and several OFSTED outstanding primary schools. Moreover, Eccup Reservoir, The Dexter pub, Sainsbury's Local, Slaid Hill News and excellent restaurants are located nearby, making it an excellent place to live. 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 - Call Monroe on 0113 870 4443

Viewings by appointment only.

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ADDITIONAL INFORMATION

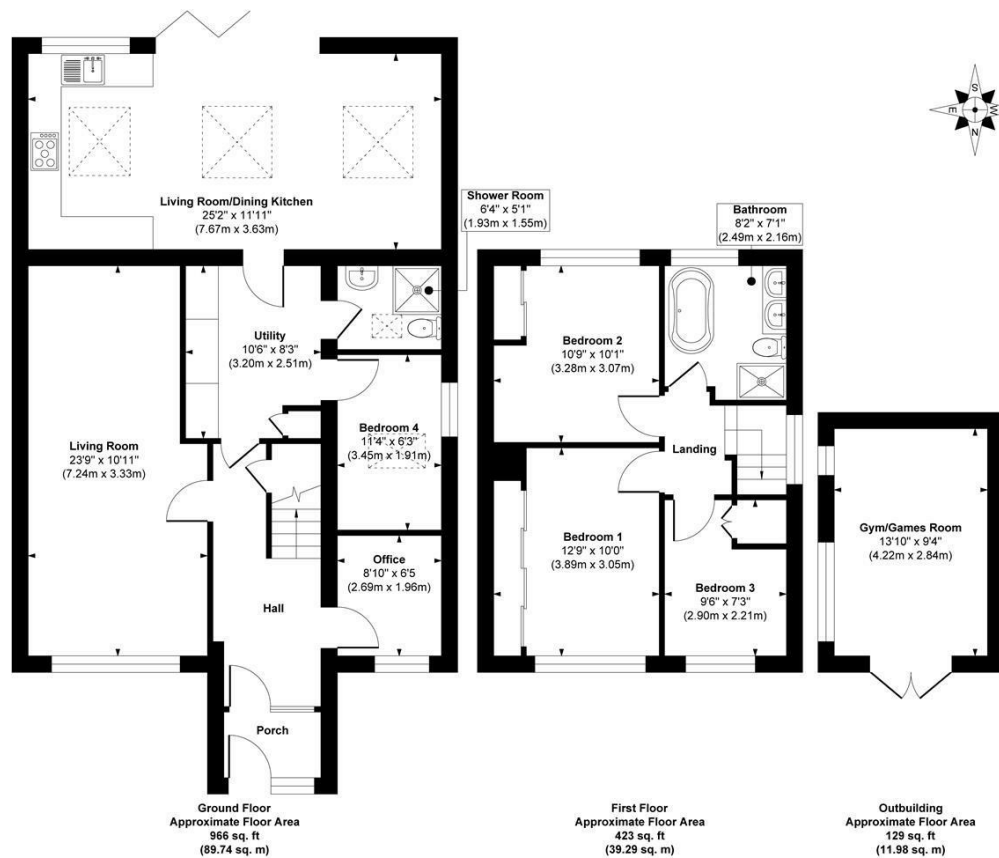
Local Authority – Leeds City Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1518.00 sq ft

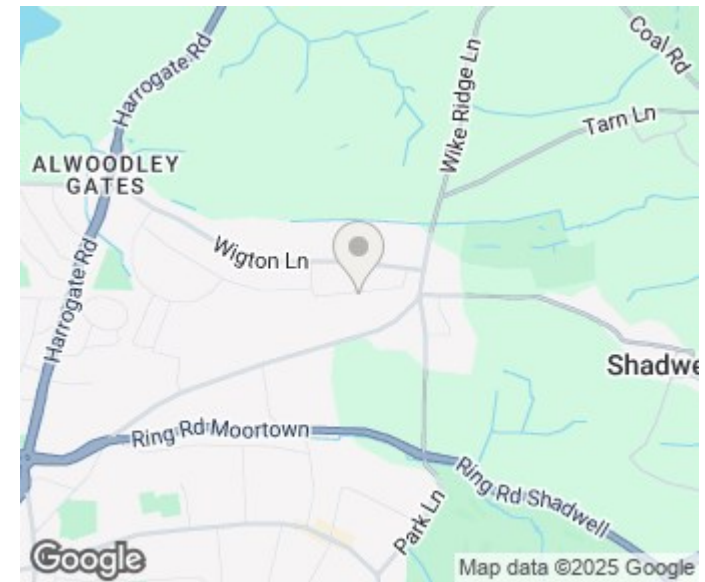
Tenure – Freehold



Approx. Gross Internal Floor Area 1518 sq. ft / 141.01 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

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