



CORNERSTONE

81 Wike Ridge Avenue, Leeds, LS17

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81 Wike Ridge Avenue

Guide Price £795,000

The first viewings are on the 1st of March 2025.

Cornerstone are delighted to present this exceptional four-bedroom detached home, situated within an exclusive development tucked behind Wigton Lane.

Boasting an enviable west-facing rear garden, this spacious property sits on a generous plot on the highly sought-after Wike Ridge Avenue. This peaceful, semi-rural location, on the edge of Alwoodley and Shadwell Village, is popular among professionals and families.

A wealth of amenities is within easy reach, including local shops, charming pubs, and a variety of restaurants, bars, supermarkets, and leisure facilities. The nearby David Lloyd Leisure Club is just a short drive away. Excellent transport links provide easy access to Leeds City Centre, while the area is also home to several golf courses and outstanding schools, including the renowned Grammar School at Leeds.

Property Overview & Ground Floor

Upon arrival, you are greeted by a well-maintained front garden, a commanding entrance, and a spacious driveway leading to a double garage, complete with an electric car charging point.

Stepping inside, a welcoming hallway leads you to the heart of the home. The ground floor hallway offers access to the following rooms.

- Sitting Room: Accessed through elegant French doors, featuring a large bay window and a stylish media wall with an inset electric fire.
- Dining Room & Conservatory: The dining room, currently used as a gym, seamlessly flows into the conservatory, which opens onto the rear garden via French doors.
- Open-plan Kitchen Diner: A stunning and expansive space, perfect for entertaining. The kitchen is equipped with integrated appliances and ample cupboard storage, while the dining area enjoys a French door that accesses the rear garden.
- Utility Room: Conveniently located off the kitchen diner, with space for a washing machine and tumble dryer, and it has direct access to the double garage.
- Ground Floor WC: A practical addition accessed from the hallway.
- Cloak & Shoe Room: Accessed from the hallway.

First Floor

A grand galleried landing leads to four well-proportioned bedrooms and a modern family bathroom. The principal suite is spacious boasting a walk-in wardrobe, and a private en-suite. One of the additional three further bedrooms also benefits from an en-suite shower room.

External Features

A beautifully enclosed rear garden offers a good degree of privacy, featuring an extensive lawn, a block-paved patio, and a raised timber deck with a pergola—ideal for outdoor relaxation and entertaining.

This stunning home truly must be seen to be fully appreciated. Contact us today to arrange a viewing!

Important Information

TENURE - FREEHOLD.

Council Tax Band G.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

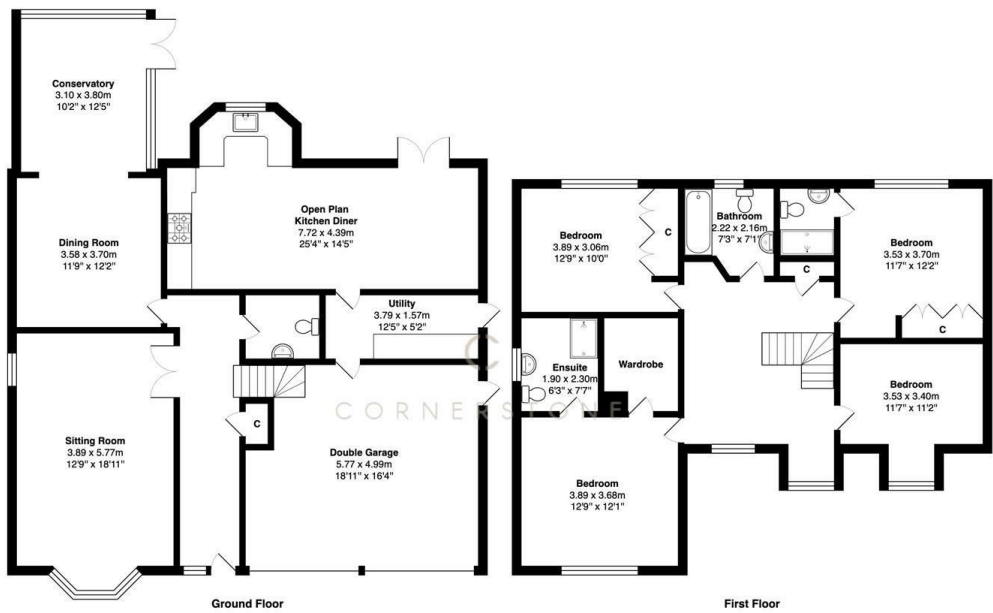
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

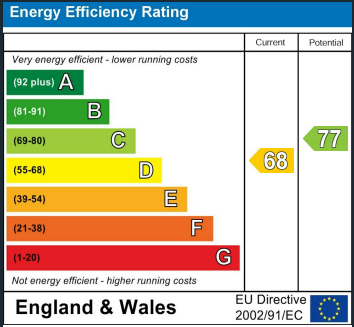




Total Area: 214.9 m² ... 2313 ft²
All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
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