

FOR SALE

**Nabarro
McAllister**

**Detached Chalet Bungalow
0.77 Acre Plot**

WIGMOOR, 97 WIGTON LANE, LEEDS, LS17 8SH



- **Detached chalet bungalow**
- **Standing in 0.77 acres**
- **Premier residential location**
- **Superb gardens**
- **House right for refurbishment and extension**

**Offers in the region
£1,500,000**

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LOCATION

The property stands in one of the premier residential streets at Alwoodley in North Leeds about 6 miles from Leeds City Centre. There are nearby shops at Harrogate Road and Slaid Hill with a larger range of amenities at Moortown. There is easy access to the Leeds Outer Ring Road and the A61 Harrogate Road and Leeds City Centre is about 6 miles away. There is easy access to the David Lloyd gym and Moor Allerton District Centre.

DESCRIPTION

The property comprises an attractive detached chalet bungalow being constructed in random stone under a clay tiled pitched roof. The gutters and fall pipes are in cast iron and there is a double integral garage. The property provides scope for substantive extension refurbishment or demolition and rebuilding a new dwelling. The bungalow stands in a plot of 0.77 acres.

SERVICES

The property benefits from all main services and gas fired central heating is installed. No test of the services has been made, and purchasers should rely on their own investigations.

COUNCIL TAX

The property is assessed in Council Tax Band H.

TERMS

The freehold interest is offered for sale in the region of £1,500,000

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

ACCOMMODATION

GROUND FLOOR

Reception Hall.

Cloakroom with washbasin and W.C.

Lounge 26' 4" x 16' with fireplace, feature recess style niches, perimeter feature wood floor

Dining room 16' x 12' 5" with fireplace and mock fire.

Dining kitchen 15' 11" x 11' 7" with range of fitted units, built in oven and hob.

Garage corridor

Utility room 5' 5" x 8' 4" with single drainer stainless-steel sink with range of fitted units

Double garage with electric up and over door which incorporates storeroom and boiler room with Ideal gas fired central heating.

Bedroom 10' x 13' with fitted wardrobes and fitted dressing table.

Dressing room 6' 10" x 5' 9" with fitted wardrobes.

Jack and Jill bathroom with art deco suite, tiled walls and floors and shower cubicle and shower.

Bedroom 12' 10" x 15' 11" with shower cubicle and shower, vanity unit and fitted wardrobes.

FIRST FLOOR

Staircase / Landing

Bedroom 12' 6" x 15' 10" with vanity unit, washbasin.

Bedroom 11' 8" x 7' 3"

Bathroom comprising bath, washbasin, W.C. tiled walls and floor.

EPC

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING

By appointment only
Nabarro McAllister

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Subject to Contract

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