

MONROE

SELLERS OF THE FINEST HOMES



Hawthorn Cottage Wike Ridge Lane
Leeds

£1,150,000
FREEHOLD

VIEWING DAY WITH BRADIE LEWIS ON THE 27TH JULY FROM 2:30PM ONWARDS.



- Superb Green Belt Views • Unique Property • Light & Bright • Spacious Throughout • High Specification

Monroe is pleased to present this exceptional, flawless, and unique property - a high-standard home situated in the beautiful Wike area with breathtaking green belt views. The property features 1991Sq. ft. and south-facing gardens, along with a garden pod that is perfect for year-round parties and entertainment.

Upon entering the porch, prepare to be delighted from beginning to end. The faultless open-plan kitchen, living, and dining area is complemented by a very useful utility room.

The absolute showstopper is the open-plan living that offers bi-folding doors to the south-facing, perfectly maintained gardens with superb views. The kitchen is a bespoke fitted kitchen with built-in Miele appliances, underfloor heating, and a kitchen island. Complete with bespoke fitted lighting. The views and space are simply incredible.

The primary bedroom is bright and expansive, complete with a walk-in wardrobe and a sleek, fully tiled En Suite shower room. Bedroom two offers ample room and comes with fitted wardrobes, while the third bedroom, currently utilized as an office, is also spacious. Furthermore, there is an additional bathroom with a separate bath and shower, boasting a

modern and fully tiled design.

Externally, you will be greeted by an impressive frontage featuring a driveway, workshop access, a carport, and plenty of curb appeal. At the back of the property, a beautiful lawn garden and a raised decking area with an all-season garden pod provide stunning views of North Leeds.

We urge you to call urgently about this exceptional property in North Leeds.

REASONS TO BUY

- Stunning Location
- Close to Excellent Amenities, Golf Courses and Walks
- Three Bedrooms
- South Facing Breathtaking Views
- Unique Property
- 1991 Sqft
- High Specification

Environs



- Two Bedrooms • Two Bathrooms • Wike North Leeds • Outstanding Scenery • Close to Local Amenities

The property is located on the outskirts of the exclusive hamlet of Wike, conveniently positioned between the picturesque village of East Keswick and Alwoodley. Nearby Slaid Hill offers shops catering to daily needs, with excellent access to The Grammar School and Gateways. A little further out, you can find the renowned Roundhay Park, trendy shops and restaurants on Street Lane, additional golf courses in Moor Allerton, Sandmoor, and Alwoodley, and swift access to Leeds city centre. Harrogate, York, and Wetherby are also easily reachable 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 - VIEWING DAY WITH BRADIE LEWIS
ON THE 27TH JULY FROM 2:30PM ONWARDS.

Strictly through the exclusive selling agent Monroe Estate
Agents



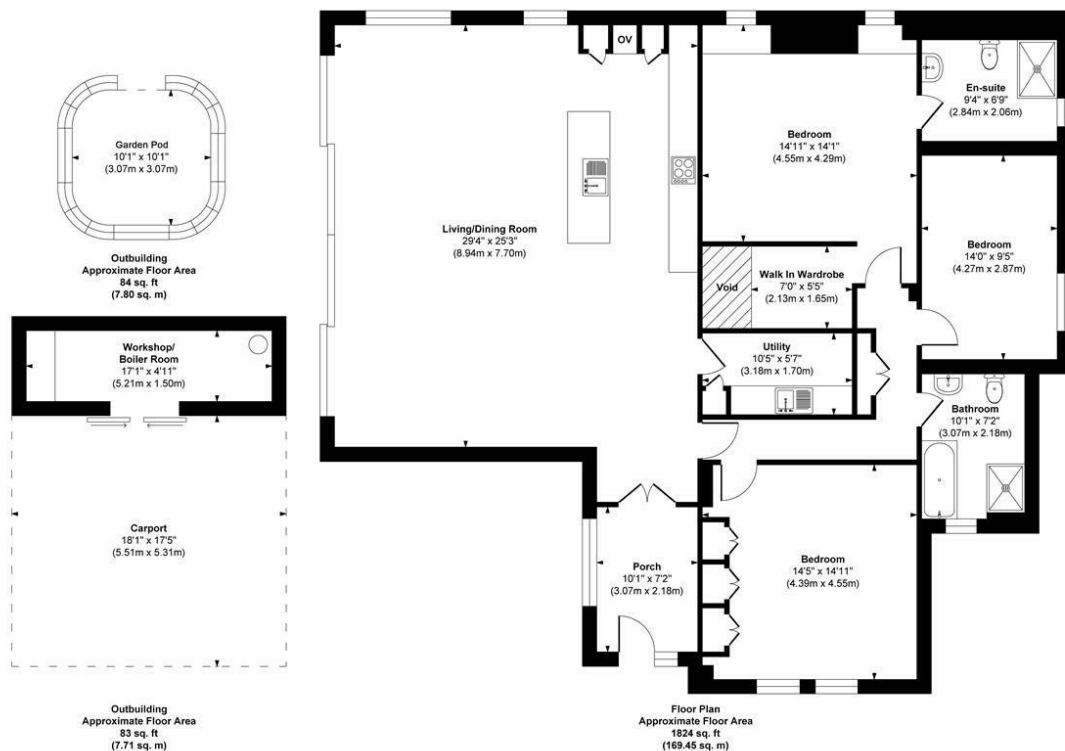




Additional Information

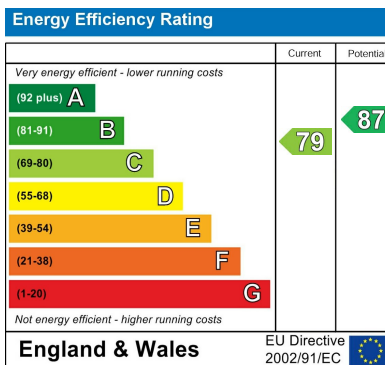
Local Authority - Leeds City Council
Council Tax - Band D
Viewings - By Appointment Only

Floor Area - 1991.00 sq ft
Tenure - Freehold



Approx. Gross Internal Floor Area 1991 sq. ft / 184.96 sq. m

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