



Meads, Wigton Lane, Alwoodley, Leeds, LS17 8SG



Key Features

- Magnificent detached family home
- Stunning south facing plot of approx. 0.75 acre
- Open plan living/dining kitchen
- Three reception rooms, conservatory and office
- Principal bedroom suite with balcony
- Five further double bedrooms
- Three further bathrooms/shower rooms
- Twin electric gates and triple garage
- Highly sought after Alwoodley location
- Within walking distance of GSAL



A substantial family residence, occupying an established prime position in one of the most sought after residential addresses in Alwoodley.





This impressive family home is set in approximately 0.75 of an acre and is approached via twin electric gates which lead to an extensive carriage driveway, giving a real sense of arrival, offering parking for numerous vehicles and a triple integral garage with electric doors.

This magnificent property is accessed via a grand reception hallway, with oak flooring and a stunning bespoke sweeping staircase leading to the first floor galleried landing and guest W.C. Double doors lead to a generous dining room with a continuation of oak flooring and views across the front and rear gardens. Further double doors lead to an imposing drawing room, ideal for large scale entertaining, with an inglenook fireplace, wood burner and dual aspect windows. There is an additional sitting room overlooking the rear garden.

The open plan living/dining kitchen is an incredible space with a breakfast bar, a wood burner, a range of complimenting wall and base units, granite work surfaces and high quality integrated appliances. There is plenty of space for a family dining table and a seating area. Two further sets of double doors lead to conservatory, with a wood burner, and to a fully fitted home office both of which enjoy views across the south facing garden. A utility room and further W.C complete the ground floor with access into the integral garage.

The sweeping staircase to the first floor really is a stunning feature of this home. The principal bedroom suite runs the full depth of the house and offers a generous sleeping area with a balcony overlooking the south facing garden, a dressing area with two walls of wardrobes and a luxury ensuite bathroom with a corner bath and walk in shower.

There are three further double bedrooms to the first floor, all with fitted furniture, and two luxury house bathrooms.

Two staircases lead to the second floor where two additional double bedrooms are located. One has the benefit of an ensuite shower room. One of the bedrooms leads to a further room which is currently used as storage but could be an additional sleeping area/games room.

The grounds of this wonderful home have been meticulously maintained and the enclosed south facing rear garden offers a great deal of privacy and is ideal for entertaining with an extensive stone paved terrace and generous lawned areas.

The property is located in the heart of Alwoodley, a sought-after location in North Leeds. Alwoodley is an ideal choice for families who wish to take advantage of the many facilities that the area has to offer. This exclusive suburb provides easy access to several top golf courses, David Lloyd sports club, Eccup reservoir and is within walking distance of The Grammar School At Leeds. Leeds City Centre, Harrogate and Wetherby are also easily accessible, as well as Leeds Bradford International Airport.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.

Wigton Lane, Alwoodley
Total Approx. Floor Area 8103 Sq.ft. (752.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		68	79
		EPC Energy Rating	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		64	76
		EPC Environmental Impact Rating	

Tenure Type: Freehold
Council Tax Band: H
Council Authority: Leeds City Council

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