



18 Wigton Lane, Alwoodley, LS17 8QU



Key Features

- Detached bungalow
- South facing plot of 0.3 of an acre
- Carriage driveway
- Breakfast kitchen
- Open plan reception/dining room
- Sun room overlooking the impressive garden
- Inner hallway to two double bedrooms
- Highly sought after location
- Wet room & separate W.C.
- No onward chain



A much loved two double bedroom detached bungalow set in an enviable south facing plot of approximately 0.3 of an acre.





This true detached bungalow, now in need of modernisation, is positioned in a wonderful south facing plot and is approached via a carriage driveway.

The property is accessed via an entrance porch, with a useful storage cupboard, which leads to the impressive L-shaped reception room. This room is flooded with natural light and follows through to the dining area and to the sun room which overlooks the south facing garden. A door leads to the breakfast kitchen, also overlooking the rear garden, with fitted wall and base units and a useful pantry and a cupboard which houses the hot water cylinder. A side door gives access to a porch, the boiler room and the integral garage which has plumbing for a washing machine.

An inner hallway leads to two double bedrooms, one to the front and one to the rear, both with fitted wardrobes. There is a wet room, separate W.C. and a further storage cupboard.

The bungalow is located in the heart of Alwoodley, a sought-after location in North Leeds. Alwoodley is an ideal choice for those 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 mains water, electricity, drainage and gas.





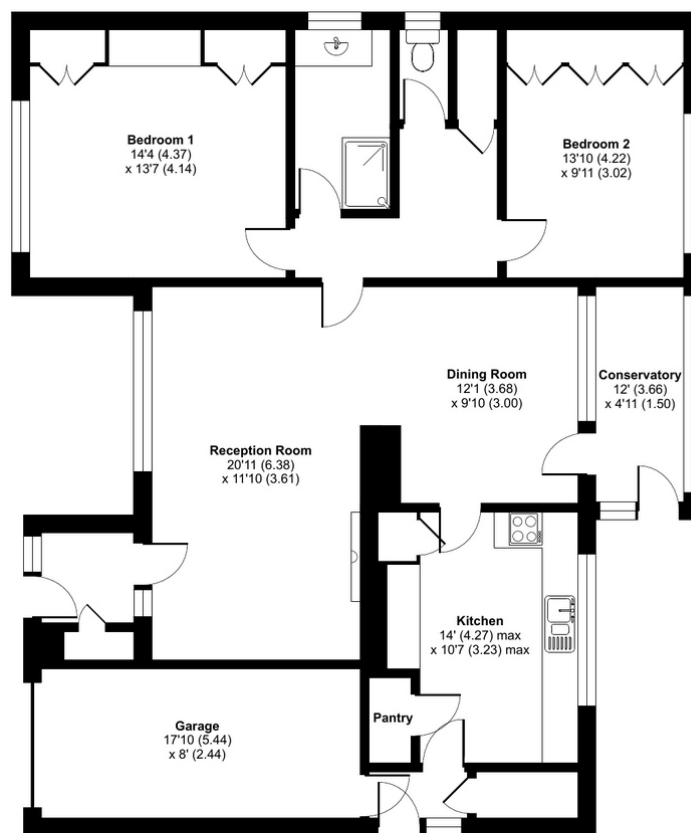
Wigton Lane, Leeds, LS17

Approximate Area = 1235 sq ft / 114.7 sq m

Garage = 148 sq ft / 13.7 sq m


Total = 1383 sq ft / 128.5 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Butler Ridge. REF: 1283404

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	66	79
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		EU Directive 2002/91/EC 

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

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