



20 Wigton Chase, Alwoodley  
£985,000

AN OUTSTANDING EXTENDED 5 BED 3 BATH DETACHED FAMILY HOME COVERING OVER 2300 SQ FT - IN ONE OF THE MOST DESIRABLE NORTH LEEDS CUL DE SACS SITUATED JUST OFF WIGTON LANE - SOUTH WEST FACING GARDEN

We are thrilled to present an exceptional opportunity to purchase an imposing, detached family home providing extensive living space with five bedrooms, three bathrooms & well thought out extended living/dining space. Set within private and well established lawned gardens. Upon entering this magnificent home you are welcomed into a grand entrance hallway with built in storage and striking Parquet flooring, the hallway grants access to a spacious living room with an exquisite fireplace and double doors opening onto the decking. To the front of the property is a further reception room (currently used as a home office) but could make a wonderful play room. The dining kitchen has been thoughtfully and considerably extended to provide a wonderful living/entertaining space. With high spec built in appliances, Granite work tops and solid wood flooring this room is the epitome of luxury living. The kitchen has a breakfast eating area, large dining area and sitting area which all flows beautifully. To the rear there are double sliding doors which open back to bring the garden in and makes this a fantastic summer entertaining area. There is a separate utility with contemporary units. Separate wc with modern suite. The hallway provides access to the double garage with electric and power. To the first floor the master suite

is an opulent room with a dressing area, stunning feature arched window, dressing room & contemporary en-suite. The second bedroom is a large double with en-suite. There are three further double bedrooms. All bedrooms have built in wardrobes. The house bathroom is modern and luxurious. Externally, this property offers a private driveway, a double garage, and a delightful rear garden, perfect for outdoor gatherings and relaxation.

#### AREA GUIDE

Situated just off Wigton Lane, at the end of a quiet cul-de-sac this property is peaceful and tranquil, and ideal for growing families. The property is in close proximity to the fantastic bars, shops and restaurants Alwoodley has to offer, is only a 5 minute drive from Grammer School at Leeds, and is nearby a range of golf courses, including the Moortown and Sandmoor Golf Clubs.

#### GROUND FLOOR

##### KITCHEN DINING/ SITTING ROOM

22'10" x 21'3" (6.96m x 6.50m)

##### LIVING ROOM

15'4" x 17'5" (4.68m x 5.33m)

##### STUDY/ FAMILY ROOM

12'10" x 7'8" (3.93m x 2.34m)

##### UTILITY ROOM

5'9" x 7'4" (1.76m x 2.25m)

#### GARAGE

17'1" x 19'1" (5.23m x 5.82m)

#### FIRST FLOOR

##### MASTER BEDROOM SUITE

17'2" x 18'5" plus dressing room (5.25m x 5.62m plus dressing room)

##### BEDROOM 2

14'2" x 13'11" (4.32m x 4.24m )

##### BEDROOM 3

14'9" x 10'2" (4.50m x 3.10m )

##### BEDROOM 4

9'8" x 13'10" (2.95m x 4.24m )

##### BEDROOM 5

8'2" x 10'9" (2.51m x 3.30m )

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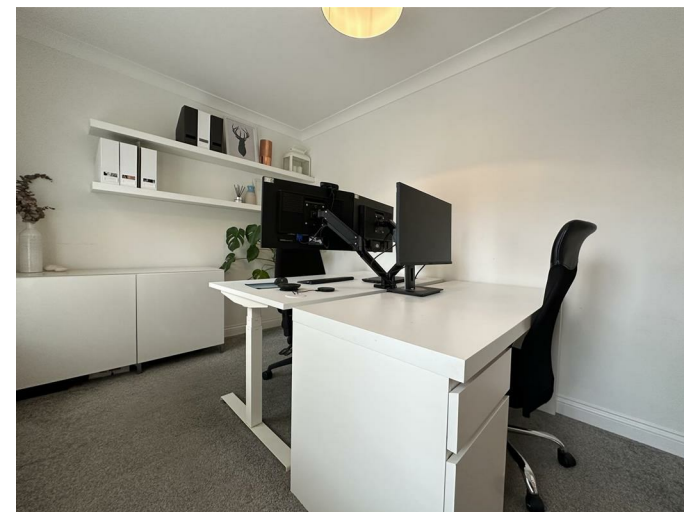


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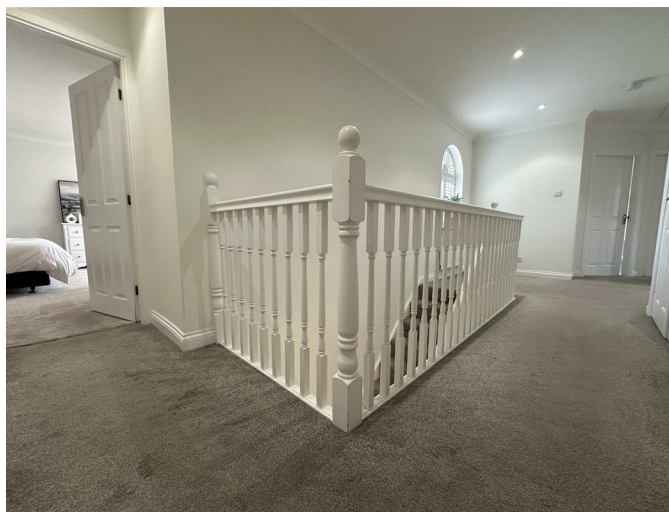


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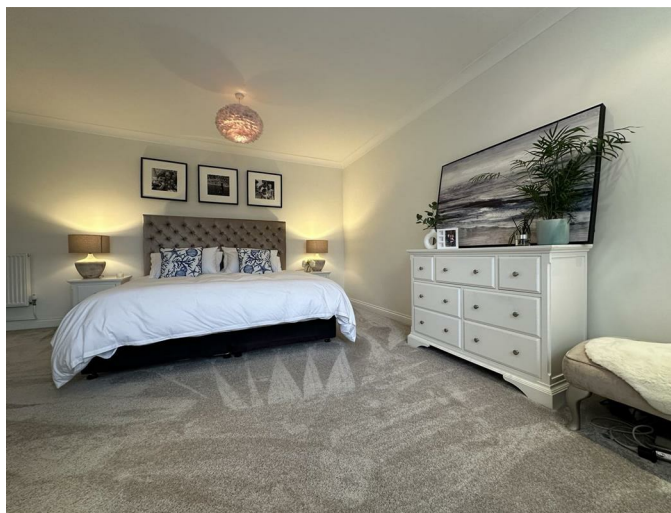


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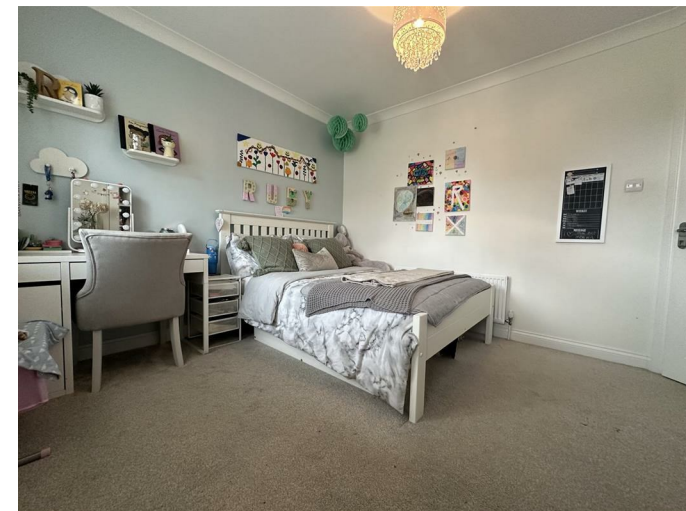


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SALES & LETTINGS



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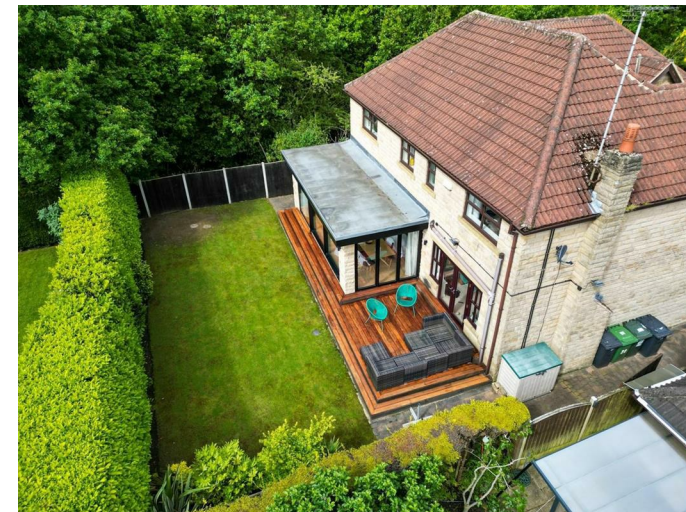
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SALES & LETTINGS





### TENURE

FREEHOLD

### EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

### EPC RATING

D

### COUNCIL TAX BAND

G

### PARKING

The parking at the property is garage and driveway

### PROPERTY CONSTRUCTION

The property is standard construction

### SEWERAGE

THE PROPERTY IS MAINS CONNECTED

### MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

### WATER METER

There is/is not a water meter in the property

### FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

### VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

### MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

### FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

### COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Total Area: 217.8 m<sup>2</sup> - 2344 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.

