



**11 Wike Ridge Fold, Alwoodley, Leeds, LS17 9NT**

**Chain Free £775,000**

NO CHAIN - Offering the finest in North Leeds family accommodation: A superb, successfully extended large-style four double bedroom detached executive detached residence, with a magnificent open plan kitchen/dining and living space, is available to purchase. Fully UPVC double glazed and gas central heating, EPC rating C.

Accommodation includes reception hall with ground floor WC, fine lounge, office, open plan rear extension offering multi-zonal accommodation with high-spec luxury fitted kitchen and bi-fold access to rear. Versatile utility room.

Spacious first floor landing, master bedroom suite with walk-in wardrobe and en-suite. Second bedroom with en-suite. house bathroom. Lawned and stocked gardens to front and rear with rear private patio.

The property is located in the family-friendly residential area of the Wike Ridge development adjacent to Wigton lane, offering superb access to local shops, amenities and within reasonable distance to a variety of schools including the Grammar School at Leeds.

## GROUND FLOOR

uPVC secure door with double glazed side panel into:

### ENTRANCE HALL



Engineered oak wood flooring, central heating radiator, turned staircase leading up to first floor, cloak cupboard, inset ceiling lighting

### HALL



### WC

6'6" x 3'3" (2.0m x 1.0m)



Low WC, wall mounted washbasin, part ceramic tiled walls, ceramic tiled floor, heated towel rail

### LOUNGE

19'0" into bay x 12'9" (5.8m into bay x 3.9m)



uPVC double glazed bay window to front, engineered oak wood flooring, central heating radiator, feature stone fireplace around gas 'living-flame' fire, uPVC double glazed window to side

### LOUNGE



### OFFICE

15'8" x 7'6" (4.8m x 2.3m)



uPVC double glazed window to front, central heating radiator



## OPEN PLAN KITCHEN/DINING/LIVING AREA

38'8" x 20'11" max (11.8m x 6.4m max)

Stunning open plan rear extension offering multi-zonal living space. Marble composite tiled flooring with under-floor heating throughout and featuring:

### KITCHEN ZONE



Stunning generous range of fitted units of polished marble-composite worktops and black gloss fronted cabinets. Complete range of integrated appliances include Siemens double oven with plate heating drawer, tall fridge and freezer, dishwasher, stainless steel sink with mixer tap and drainer, triple functional hob including induction surfaces, electric indoor barbecue section and double gas ring outlets with extractor hood above. Central island with breakfast bar and insert sink

### KITCHEN



### KITCHEN



### KITCHEN



### KITCHEN



## DINING ZONE



Double glazed bi-folding doors leading to rear garden

## LIVING ZONE



uPVC double glazed double doors leading to rear garden, inset fireplace with cast-iron solid-fuel burner stove

## DINING



## LIVING



## DINING



## LIVING



## LIVING



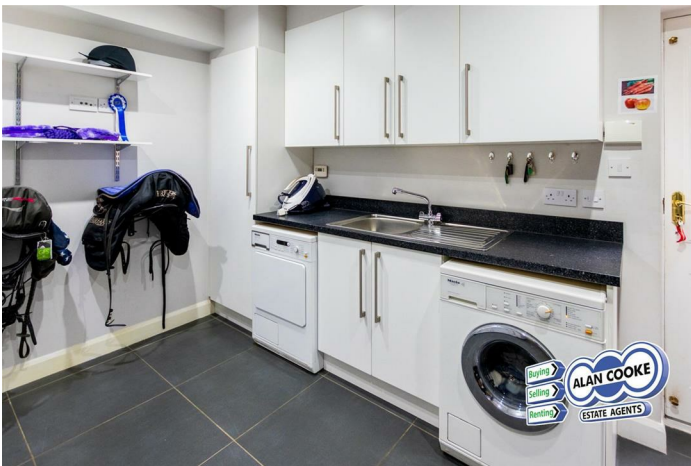
## LANDING



Spacious central landing with 2 uPVC double glazed windows to front, ceiling hatch access to loft, cupboard containing water immersion cylinder

## UTILITY ROOM

12'1" x 6'6" (3.7m x 2.0m)



Versatile utility room offering ample space for storage, gas-fired central heating boiler, uPVC double glazed door leading to side, plumbed for washing machine, store cupboards, underfloor heating

## STORE ROOM

9'2" x 9'10" (2.8m x 3.0m)

Accessed via up and over door from front of the property

## FIRST FLOOR

## LANDING



## MASTER BEDROOM SUITE

Comprising:

### BEDROOM 1

12'1" x 12'9" (3.7m x 3.9m)



uPVC double glazed window to front, central heating radiator



## BEDROOM 1



## BEDROOM 2

12'1" x 11'5" (3.7m x 3.5m)



## EN-SUITE SHOWER ROOM

8'6" max x 7'6" (2.6m max x 2.3m)



Spacious walk-in shower cubicle, vanity washbasin, low WC, pedestal washbasin, ceramic tiled walls, ceramic tiled floor, heated towel rail

## WALK-IN WARDROBE

With hanging and shelving for storage

Built in wardrobes, central heating radiator, uPVC double glazed window

## EN-SUITE SHOWER ROOM

6'10" max x 5'6" (2.1m max x 1.7m)



Walk-in shower cubicle, vanity washbasin, low WC, pedestal washbasin, ceramic tiled walls, uPVC double glazed window, heated towel rail



### BEDROOM 3

12'9" x 9'10" (3.9m x 3.0m)



Built in wardrobes, uPVC double glazed window, central heating radiator

### BEDROOM 4

11'9" x 8'10" (3.6m x 2.7m)



uPVC double glazed window, central heating radiator

### HOUSE BATHROOM

6'10" max x 7'10" (2.1m max x 2.4m)



White suite of panel bath, vanity washbasin, low WC, pedestal washbasin, heated towel rail, uPVC double glazed window

### OUTSIDE



Wide driveway to front with lawned garden, gated side access to rear.  
Enclosed lawned and stocked garden with stone patio to rear, two garden sheds

### OUTSIDE



### OUTSIDE



## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band G

## HOW TO GET THERE

From Harrogate Road, turn into Wigton Lane. At the end, turn left onto Wike Ridge Lane then left onto Wike Ridge Avenue. Wike Ridge Fold is a small cul-de-sac accessible at the far end of Wike Ridge Avenue.

## VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

## GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

## FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

## INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## MEASUREMENTS

All measurements quoted are approximate.


## FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   | 79                         | 84  |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |



**Ground Floor**  
Approx. 137.2 sq. metres (1476.3 sq. feet)



**First Floor**  
Approx. 91.1 sq. metres (980.3 sq. feet)

