



Stoneacre  
Properties



## Wigton Gate

Alwoodley Leeds, LS17 8EL

Offers Over £725,000





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This attractive detached property provides an exciting opportunity for the new owner to put their stamp on their new home. The house offers just over 2,500 sqft of living accommodation along with mature secluded gardens and double garage.

The stone-built home is entered through the front porch which leads into the central hallway. From the hallway you have access to the family room, kitchen/breakfast room and the lounge/diner. Double doors lead to the family room. This generous sized room comprises a feature fireplace and stunning wooden beams that are very in keeping with the style of the property. Utility room is accessed through the family room, which in turn leads through to the garage. The kitchen breakfast room comprises wall and base units offering plenty of cupboard space, it also comes complete with integrated fridge/freezer, integrated dishwasher, double bowl stainless steel sink with drainer, extractor, and space for a range cooker. To the left, as you enter the room, is an eating area with booth seating. Wooden beams run along the ceiling. This room offers prospective buyers with the chance to modernise and expand the size of the kitchen. The large open plan reception room is split level and currently laid out as dining room and lounge. This room offers a fantastic space to socialise and comprises a large floor to ceiling feature fireplace, and further wooden ceiling beams, double doors lead out to the garden.

Stairs lead up to the first floor which offers access to a good-sized master bedroom and en-suite. The master includes built in wardrobes. There are a further two double bedrooms, both laid to carpet, and both with sink. Bedroom 3 also includes built in

wardrobes. And a further single bedroom. Attic access offered via a loft hatch. Family bathroom is accessed on the first floor.

Externally the property sits within a private and secluded street just off Wigton Lane. The street is accessed via an electric gate offering excellent security. To the rear of the property is a generous sized garden with paved area directly outside the French doors. Garden is surrounded with mature trees and shrubbery. To the front of the property is a block paved area, offering parking directly in front of the double garage.

Alwoodley is an incredibly popular North Leeds suburb ideal for families, it has great access to Leeds City Centre and Harrogate. There are fantastic local amenities on your doorstep along with great restaurants and bars in other popular neighbouring suburbs.

The area benefits from a number of fantastic schools - including the Leeds Grammar School - along with sporting facilities including the popular golf courses at Alwoodley and Sandmoor, and the David Lloyd Leisure Centre.





## Road Map



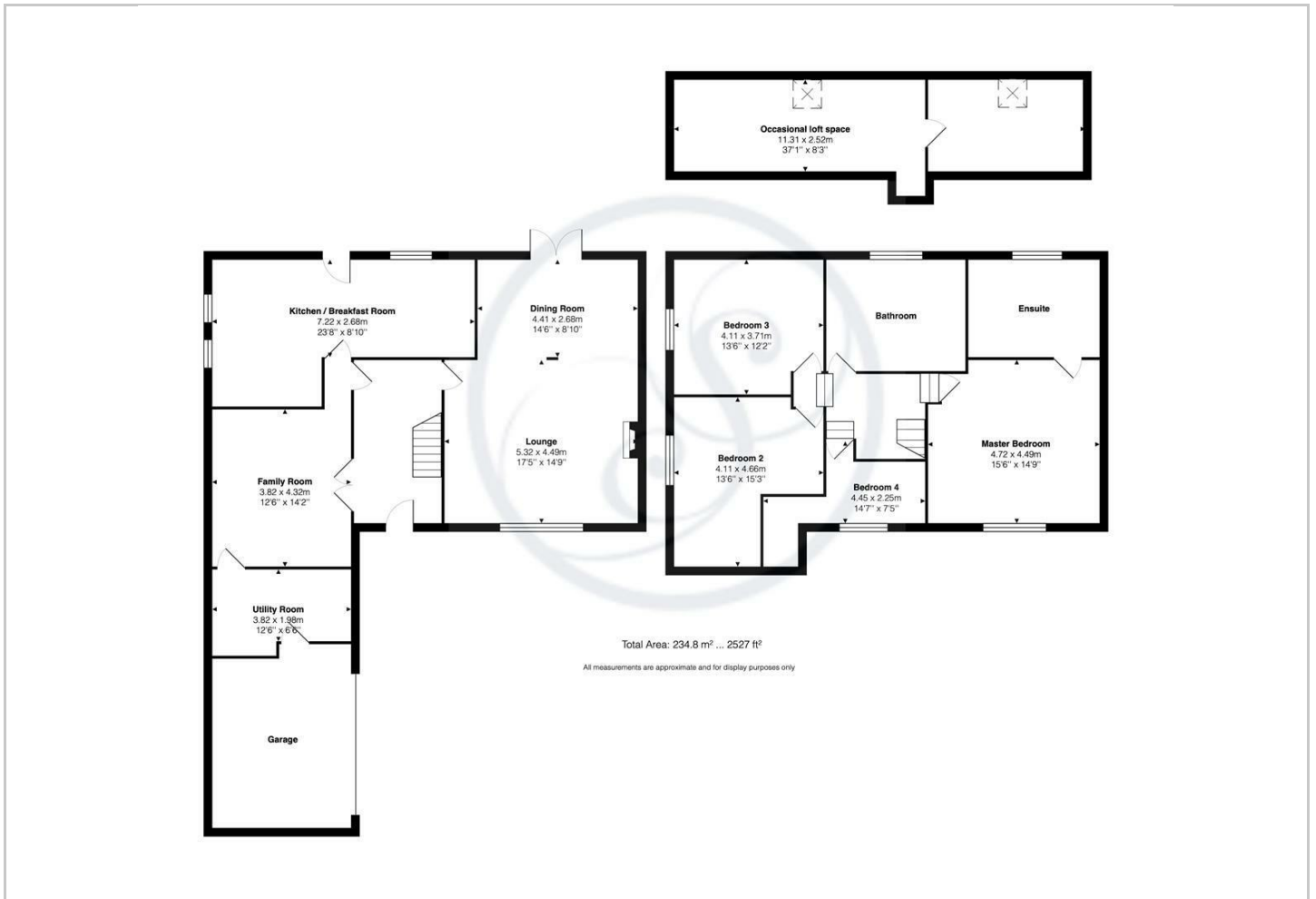
## Hybrid Map



## Terrain Map



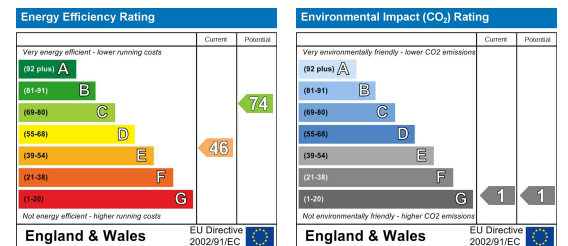
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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