



Stoneacre
Properties

NORTH LEEDS SALES

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Wigton Lane, LS17 8SH

Offers In The Region Of £1,200,000



Wigton Lane, Leeds

- 4-BED DETACHED HOME ON WIGTON LANE
- CIRCA 3350 SQFT
- WONDERFUL MATURE GARDENS
- IN AND OUT DRIVEWAY WITH ELECTRIC GATES
- EXPANSIVE LOUNGE DINER
- PRIME PLOT
- FANTASTIC OPPORTUNITY TO DEVELOP
- EPC - E
- COUNCIL TAX BAND - G



A rare opportunity has arisen to acquire the freehold of this superb detached family residence set within a generously sized prime plot on Wigton Lane in the heart of Alwoodley, North Leeds. This property has been well maintained throughout but now offers a wonderful opportunity to develop. Stoneacre Properties are delighted to be marketing this 4 -bed detached property with internal accommodation exceeding 3,300 square feet. Two Trees features a wonderful open plan lounge/diner leading to the sunroom, a more intimate front sitting room, four spacious bedrooms, two 4-piece bathrooms, utility & guest w/c all generously proportioned, arranged over two floors. With an extensive plot and well maintained gardens to both the front and rear, the property is approached via a sweeping driveway with two entrances accessed via electric security gates that lead to the garage. A viewing is highly recommended to truly appreciate all this property has to offer and see how you could make it your dream family home.

INTERNAL ACCOMODATION

Entering the property you are welcomed into the spacious entrance hallway offering access throughout the ground floor, firstly to the front sitting room, though to the open plan lounge/diner which is an impressive 9.5m long and is a superb space for hosting and socialising, offering access through to the sun room which in turn leads out to the patio and garden and there is access from the dining room through to the kitchen. The kitchen, also accessed via the hallway is an impressive 130 sqft with a large central island and ample storage. The kitchen leads to the utility room and out to the rear garden. The ground floor is complete with two spacious double bedrooms both with fitted storage and one of two 4-piece house bathrooms.

To the second floor there are two further double bedrooms and the second of two 4-piece bathrooms.

EXTERNAL

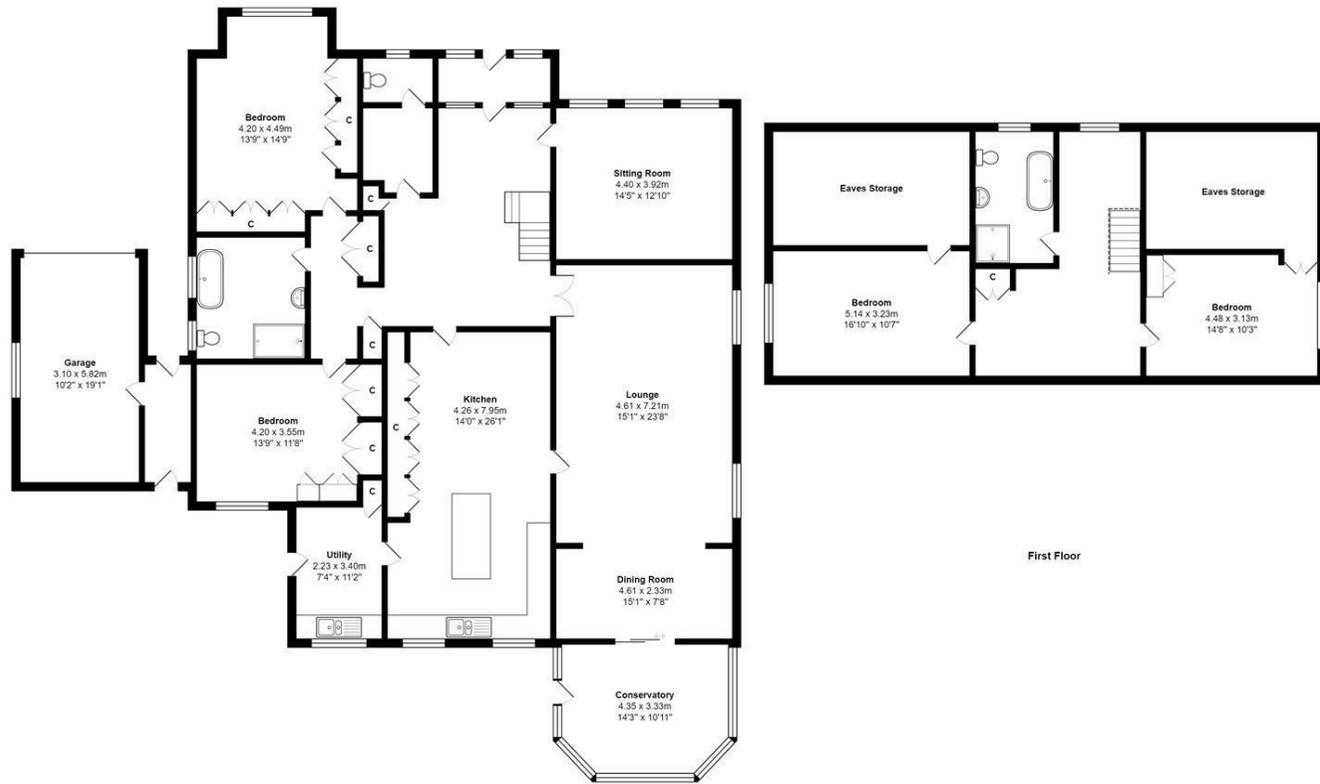
The property is set back from the Wigton Lane and accessed via two sets of electronic gates leading to a semi-circular driveway allowing vehicles to drive in and out of the front of the property with ease and wrapping around the front garden. The entrance driveway to the home leads up to the car porch and garage. The grounds offer parking for several vehicles. To the rear of the property is an enclosed, secluded garden featuring established trees, shrubs and bushes and a raised patio accessed via the sunroom which is perfect for outdoor entertaining.

LOCATION

Wigton Lane is amongst the most exclusive residential addresses in Leeds, with a variety of substantial dwellings in close proximity. The property is ideally situated to provide easy access to a diverse range of local amenities and denominations of schools including the acclaimed 'Grammar School at Leeds', being within walking distance. Roundhay

Park, one of the biggest city parks in Europe, is within close proximity and a short drive will lead you to Harewood House and the spa town of Harrogate being only a relatively short drive away (11 miles approximately). Nearby sporting facilities include the David Lloyd Centre and championship golf courses are quite literally on the doorstep. Leeds Bradford Airport is distanced approximately 20 minutes away as is Leeds City Centre with multiple transport connections.





Ground Floor

First Floor

Total Area: 294.4 m² ... 3169 ft² (excluding eaves storage)
 All measurements are approximate and for display purposes only



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