



**Stoneacre**  
Properties



## **Wigton Lane, Leeds, LS17 8RZ**

**£1,995**

**\*\*\* 4-BED DETACHED ON ONE OF NORTH LEEDS MOST SOUGHT AFTER STREETS \*\*\* SUPERB SOUTH FACING GARDEN \*\*\* MODERN KITCHEN \*\*\*** Stoneacre Properties are delighted to present to rent this well appointed 4-bed detached home. Situated on the highly sought after Wigton Lane the property boasts great transport links to both Leeds and Harrogate, an easy commute to GSAL, and easily accessible shops and amenities. The property is well presented throughout boasting a newly updated kitchen, open plan lounge diner, w/c, and garage to the ground floor. To the first floor there are 4 bedrooms, 3 being large doubles, all bedrooms complete with fitted storage, and the main house bathroom. Externally, the property boasts a large front driveway leading up to the garage and a front garden laid to lawn. There is generous space down both sides of the property which leads to the rear south facing garden which is superbly maintained, primarily laid to lawn with patio area and mature plants and shrubbery throughout. **AVAILABLE NOW**

### Entrance

Entering the property you are welcomed into the generous sized front porch which continues through in to the main hallway which offers access throughout the ground floor.

### Lounge/Diner

This superb open plan space is naturally bright and airy and offers ample space for a formal sitting area and separate dining area, and boasts a feature fireplace and offers access out to the rear garden and through to the kitchen.

### Kitchen

Recently updated kitchen boasts modern shaker style wall and base units and comprises integrated appliances including dishwasher, double oven, gas hob with extractor above. Side door offers access outside.

### w/c

Comprising toilet and sink.

### Bedroom 1

Large double bedroom is laid to carpet and boasts views over the rear garden and includes fitted storage.

### Bedroom 2

Second large double bedroom again laid to carpet and positioned to the rear of the property thus offering an outlook over the rear garden. Fitted storage.

### Bedroom 3

Third double bedroom laid to carpet with fitted storage.

### Bedroom 4

Fourth bedroom is laid to carpet and comprises fitted storage. The room is also ideal for a home office.

### Bathroom

House bathroom comprising shower over bath, toilet and sink.

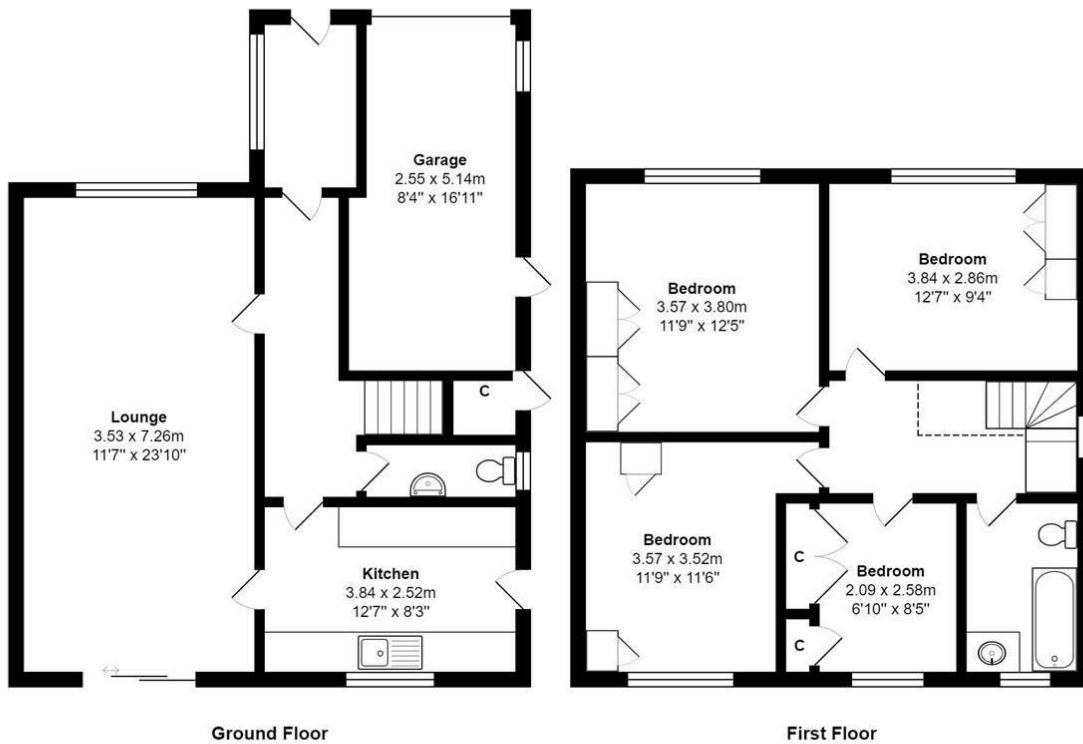
### Garage

Manual up and over door and side access. Integral to the house but without internal access. A large space for storage.

### External

Externally, the property boasts a large front driveway leading up to the garage and a front garden laid to lawn. To the rear is a superb south facing garden laid to lawn, with patio area and well maintained plants and shrubbery throughout.

## Floor Plan



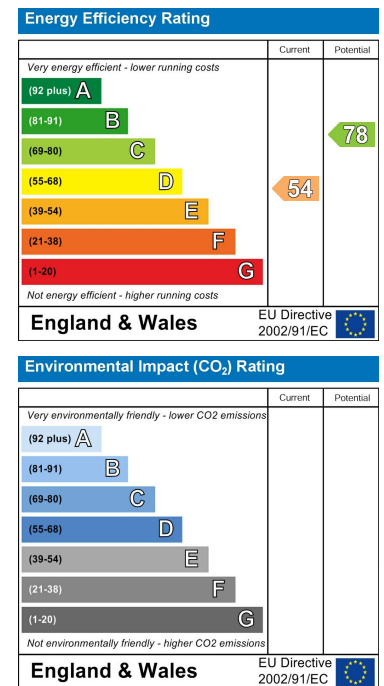
Total Area: 121.2 m<sup>2</sup> ... 1305 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Area Map



## Energy Efficiency Graph



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