



Stoneacre
Properties



Wike Ridge Avenue

Leeds, LS17 9NL

£775,000



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Lounge

The spacious formal lounge is finished with wood flooring and a gas fire. Offering ample space for seating, and double doors lead through to the kitchen/living/diner.

Utility Room

Complete with built in units providing plenty of storage space as well as an integrated freezer. The boiler and underfloor heating is all located in the utility room.

w/c

Comprising toilet and sink.

Cloakroom

A dedicated space for coats and shoes situated next to the w/c.

Kitchen/Living/Diner

The heart of this wonderful home is the impressive open plan kitchen/living/diner. A superb place for hosting and socialising with family and friends, large glass sliding doors open seamlessly to the rear decking and garden creating the perfect living space! With a dedicated dining space, and seating area the space is complete with a modern fitted kitchen made up of wall and base units comprising integrated microwave, double oven, gas hob with extractor above, dishwasher, wine fridge, American fridge/freezer will remain, and there is a boiling water tap. The kitchen boasts a central island all finished with solid worktops.

Bedroom 1

Primary bedroom has recently been extended and now boasts wonderful vaulted ceilings, bespoke

fitted wardrobes with dressing table, air conditioning. The room is laid to carpet and is complete with en-suite bathroom.

En-suite

Tiled with electric underfloor heating, walk in shower, toilet and sink.

Bedroom 2

Second double bedroom with fitted wardrobes.

Bedroom 3

Third double bedroom to the first floor of the property, overlooks the rear garden with under stairs storage cupboard.

Bedroom 4

Single bedroom also ideal as a home office, and currently used as a home gym.

House Bathroom

Tiled bathroom with shower over bath, toilet and sink.

Bedroom 5

To the second floor of the property is the fourth double bedroom, with eves storage and en-suite bathroom.

En-suite

Tiled with walk in shower, toilet and sink.

External

To the front of the property is a driveway for multiple cars and a front garden laid to lawn. To the right of the property and accessed from the front garden is one of two outhouses, currently used as a cycle studio but offering great versatility. Side access to

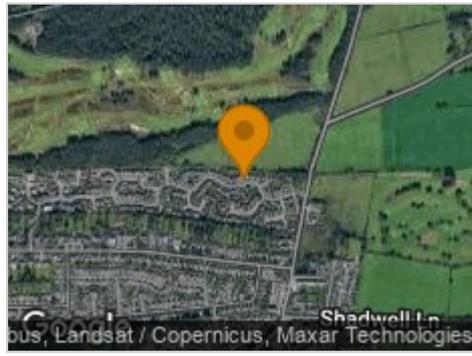
the left of the property leads to the rear garden. To the rear is a private garden with raised composite decking and a garden laid to lawn with mature shrubbery to the perimeter. To the right of the property, accessed via the rear garden is the second of the two outhouses currently used a shed. The garden makes for a wonderful space to enjoy the outdoors and with the large sliding doors to the kitchen/living/diner it really helps bring the outdoors inside.



Road Map



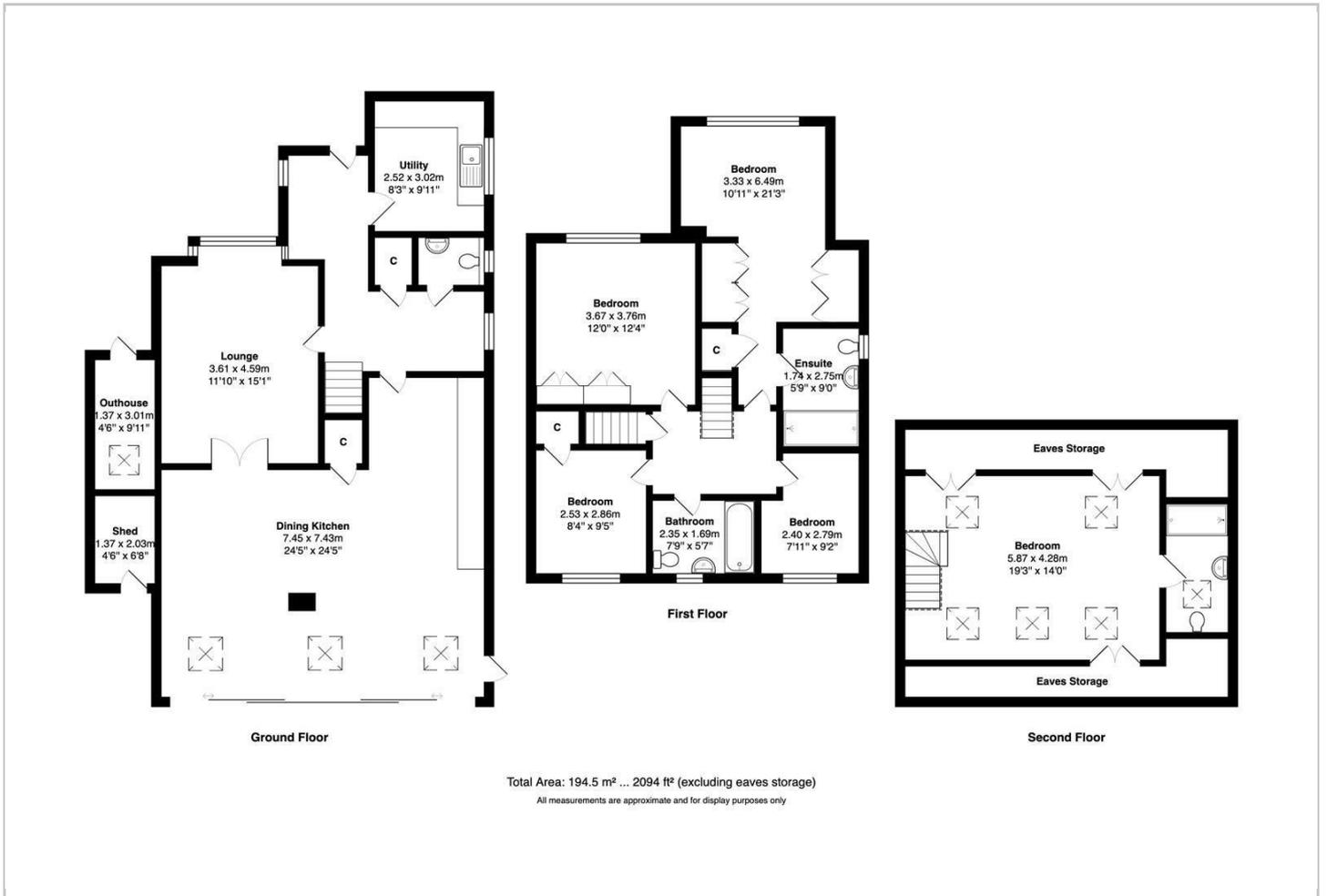
Hybrid Map



Terrain Map



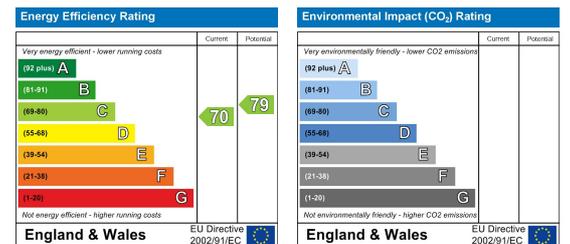
Floor Plan



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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