



123 Wigton Lane, Alwoodley, Leeds LS17 8SH
Offers In Excess Of £799,950

AdairPaxton
Property Specialists

*****RENOVATION PROJECT***** This stone fronted four double bedroom detached house set in magnificent large gardens (over half an acre) is now in need of a full renovation and is OFFERED TO THE MARKET WITH NO ONWARD CHAIN. The house is set in extensive gardens and there is ample opportunity to extend this property further to both the rear and above the garage subject to the necessary planning consents. The property briefly comprises; Entrance hall, 23' lounge, kitchen/diner, utility, downstairs WC, store room and double garage to the ground floor. To the first floor there is a good sized landing, four double bedrooms and a house bathroom. Externally the property has a lawned garden to the front and a driveway leading to the double garage. To the rear is an very large lawned and stocked garden with a patio area ideal for outdoor entertaining. Situated in a most convenient location, the property is close to a range of local amenities including shops, restaurant and golf courses. The popular Grammar School at Leeds, as well numerous highly recommended Primary Schools are also within walking distance.



Ground Floor

Entrance Hall

Good sized entrance hall via front entrance door. Store Cupboard. Stairs to first floor.

W/C

WC and wash hand basin. Tiled walls.

Lounge

23'6" x 23'1" (7.17 x 7.04)

'L' shaped living area with two gas central heating radiators. uPVC double glazed window to front and two uPVC double glazed windows to rear.

Kitchen/Diner

11'9" x 27'6" (3.58m x 8.38m)

Fitted with a range of wall, base and drawer units with worktops over. Integrated double oven. Tiled walls. uPVC double glazed window to rear. Opening to a dining area with uPVC double glazed window to front.

Garage One

9'1" x 15'10" (2.77m x 4.83m)

Up and over door to front.

Garage Two

8'7" x 15'10" (2.62m x 4.83m)

Up and over door to front. Window to side.

First Floor

Landing

uPVC double glazed window to front.

Bedroom One

14'6" x 13'10" (4.42 x 4.23)

Double bedroom with uPVC double glazed window to rear. Gas central heating radiator. Built in wardrobes and dressing table.

Bedroom Two

11'7" x 12'2" (3.53m x 3.71m)

Double bedroom with uPVC double glazed window to rear. Built in wardrobes. Storage cupboard. Gas central heating radiator.

Bedroom Three

11'9" x 10'6" (3.60m x 3.21m)

Double bedroom with uPVC double glazed window to front.

Bedroom Four

11'11" x 9' 0" (3.63m x 2.74m 0.00m)

Double bedroom with uPVC double glazed window to front.

Bathroom

Fitted with a coloured suite comprising; bath, shower cubicle, WC and wash hand basin. Tiled walls. uPVC double glazed window to rear.

Outside

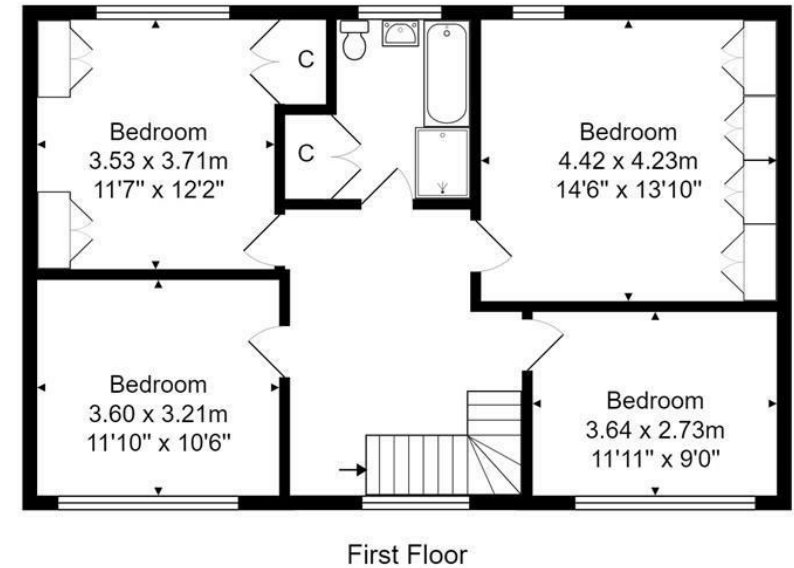
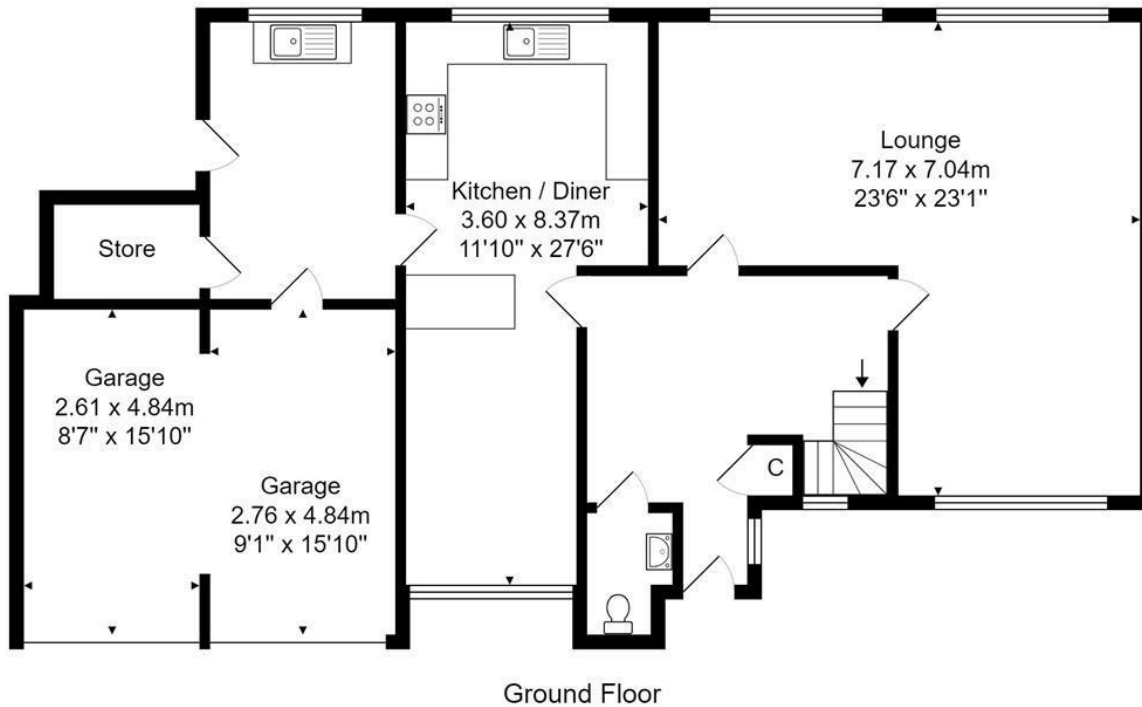
To the front of the property a driveway provides off street parking and leads to the double garage. The remainder of the garden is laid to lawn with planted borders and hedging. To the rear there is an extensive garden with a paved patio leading with the remaining garden laid to lawn.







FLOOR PLANS



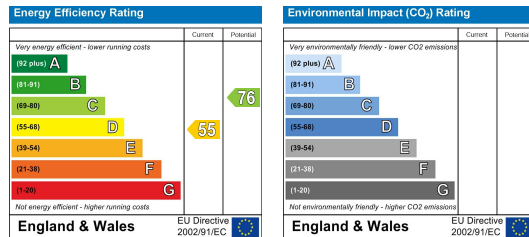
Total Area: 205.9 m² ... 2217 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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ENERGY PERFORMANCE



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