



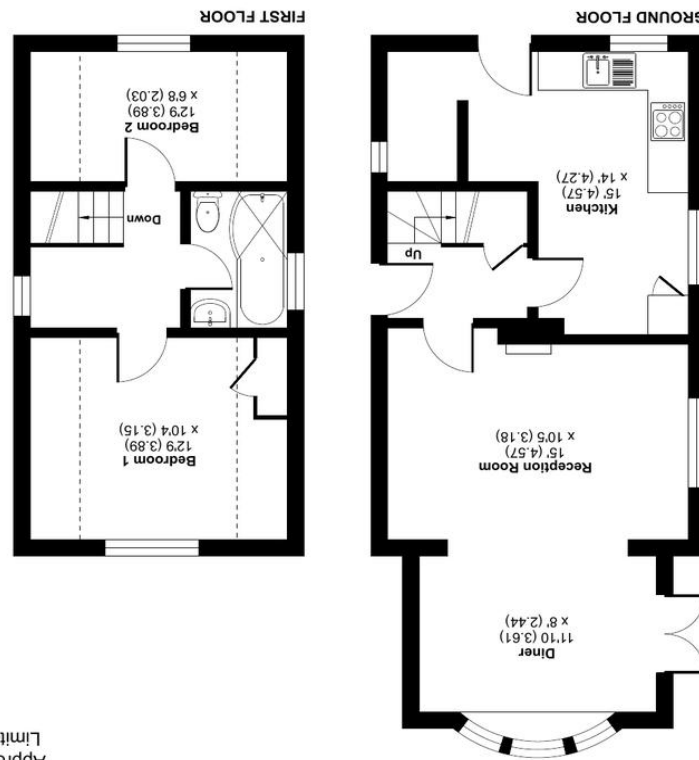
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RICS Certified Property Measurement
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickscm 2024.
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Smithy Cottage, Forge Lane, Wike, Leeds, LS17
Approximate Area = 724 sq ft / 67.2 sq m
Limited Use Area(s) = 85 sq ft / 7.8 sq m
Total = 809 sq ft / 75 sq m
For identification only - Not to scale
Denotes restricted head height



Smithy Cottage, Forge Lane, Nr Shadwell



New Price £410,000

Smithy Cottage, Forge Lane, Wike, Leeds, LS17 9JU

A most attractive detached cottage with many original features and occupying a delightfully private setting with lawned gardens close to open countryside and with ease of access to Leeds and Wetherby. The property briefly comprises: Hall, Through Lounge/Dining Room, Dining Kitchen, Utility, Two Bedrooms and Bathroom. Gardens to Three Sides. Off Street Parking

SITUATION & DESCRIPTION

The property is located on the southern fringe of the exclusive hamlet of Wike close to Moor Allerton and Wike Ridge Golf Courses. Situated almost mid way between the village of East Keswick and the popular north Leeds suburb of Shadwell/Alwoodley, Wike is ideally placed for ease of access to The Grammar School at Leeds, fashionable shops and restaurants on Street Lane, several excellent golf courses and ready access into Leeds city centre. For those wishing to travel further afield, there is also easy access to both Leeds Bradford Airport and various local Railway Stations.

GROUND FLOOR

HALL

With replacement front entrance door having glazed insert, staircase leading to the first floor, under stairs storage cupboard, telephone point and radiator.

SITTING ROOM

With feature fireplace having timber beam surround, stone interior and cast iron wood burning stove, wall and picture light points, television point, window overlooking the garden and further small window to the front, and feature beams.

DINING ROOM

With glazed double doors leading to the garden decked seating area, further bay window to the side, feature beams, wall light points and radiator.

DINING KITCHEN

Fitted with an attractive range of base cupboards and drawers, work tops with tiled splashbacks, twin bowl Belfast style sink unit with mixer tap, slot-in cooker, matching fitted wall cupboards, and plumbing for dishwasher, windows to the side and rear, tiled floor, feature beams, stable door with glazed inserts to the side.

UTILITY ROOM

With plumbing for washing machine, fitted work top and wall cupboards, gas fired central heating boiler, tiled floor and front window.

FIRST FLOOR

LANDING

With window to the front and recessed storage cupboard.

BEDROOM ONE

With window to the side, access to the roof space, radiator, storage cupboard, access to under eaves storage and low level recess.



BEDROOM TWO

With window to the side and access to under eaves storage space.

HOUSE BATHROOM

Fitted with a white suite of panelled shower bath in tiled surround and wall mounted shower over, close coupled w.c. and pedestal wash handbasin, chrome heated towel rail, recessed ceiling downlighters, rear window and partly tiled walls to the remainder.

OUTSIDE

Smithy Cottage is approached through a pedestrian gate leading to a flagged pathway and steps leading to the front door. Pathways lead to each side. A driveway provides off-street parking with a further gated driveway leading to the side of the cottage. The delightful and most private gardens extend to four sides of the property, with sweeping lawned areas having stocked borders, paved patio seating areas, decked sitting area with access from the dining room, garden shed, outside store and outside cold water tap.

