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75 Wike Ridge Avenue, Leeds, West Yorkshire, LS17 9NN
Asking Price: £739,000
Energy Rating: D

75 Wike Ridge Avenue, Leeds, West Yorkshire, LS17 9NN

Offers Over £700,000

SUPERB EXTENDED DETACHED FAMILY HOME – SOUTH WEST FACING REAR GARDENS – IMMACULATE MOVE IN READY CONDITION – FOUR BEDROOMS – TWO BATHROOMS – DOWNSTAIRS W/C – UTILITY ROOM – DOUBLE GARAGE – DRIVEWAY – FURTHER GARDENS TO THE FRONT - FULL GAS CENTRAL HEATING

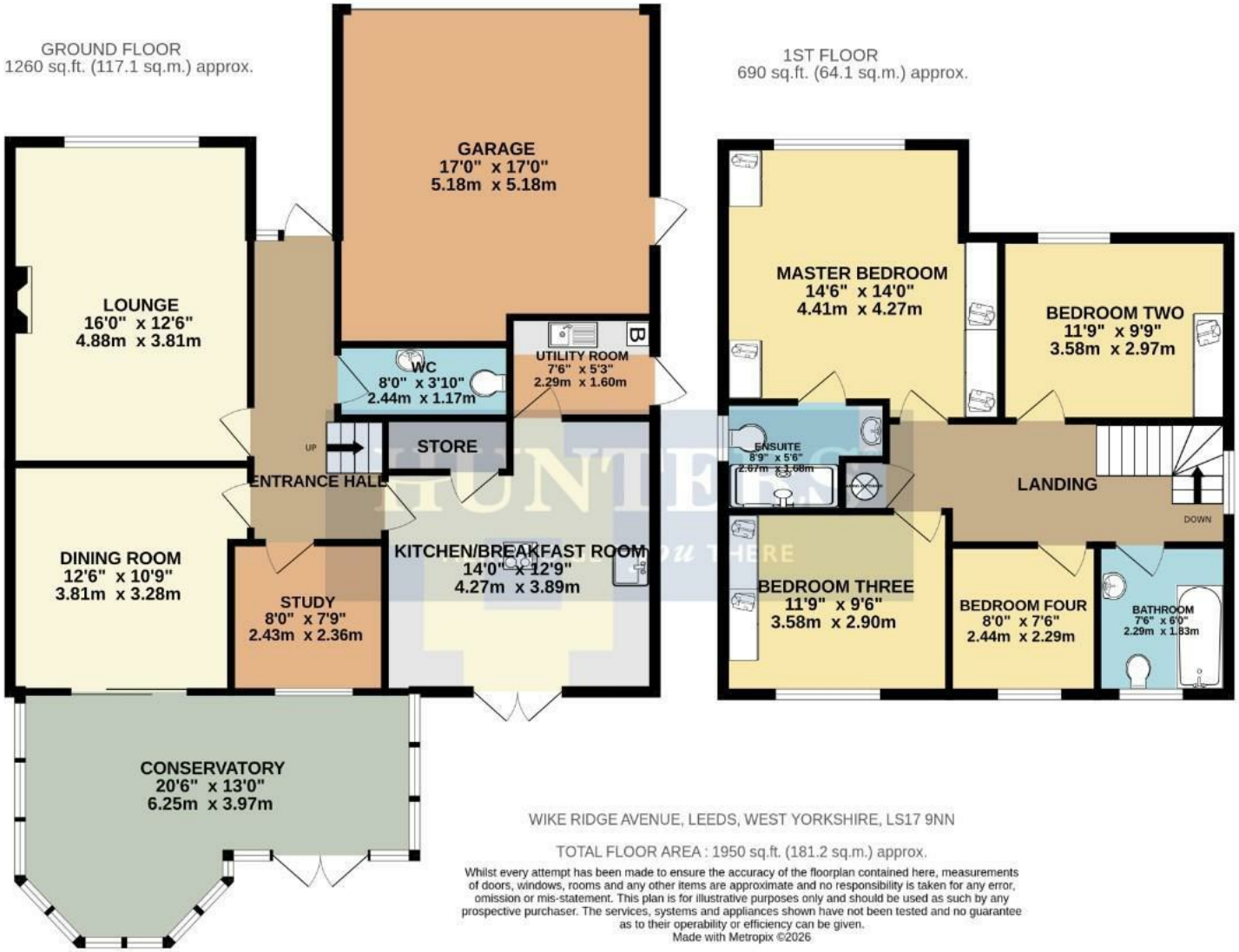
In immaculate move in ready condition, with a recently fitted kitchen, this four bedroom, extended, detached house is a wonderful family home. Located on the always popular Wike Ridge Estate, close to Slaid Hill Corner, the property is close to good and outstanding schools, parks, restaurants, bars, pubs, shops and transport links to name just some of the great amenities close by. There are south westerly facing rear gardens, further gardens to the front, driveway and double garage externally. Internally it briefly comprises; entrance hall, downstairs w/c, lounge, dining room, study, conservatory, kitchen breakfast room and utility room on the ground floor. On the first floor is an ensuite master bedroom, landing, house bathroom and three further bedrooms. Energy Rating – D

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GROUND FLOOR
1260 sq.ft. (117.1 sq.m.) approx.

1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



WIKE RIDGE AVENUE, LEEDS, WEST YORKSHIRE, LS17 9NN

TOTAL FLOOR AREA : 1950 sq.ft. (181.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall
16'0" (max) - 7'0" (max)
Radiator and stairs to the upper level.

Downstairs W/C
8'0" (max) - 3'10" (max)
Tiled floor, wash hand basin, radiator and w/c.

Lounge
16'0" (max) - 12'6" (max)
Radiator and gas fire with surround.

Dining Room
12'6" (max) - 10'9" (max)
Radiator and sliding doors to the conservatory.

Conservatory
20'6" (max) - 13'0" (max)
Electric radiator and double doors to the rear garden.

Study
8'0" (max) - 7'9" (max)
Radiator.

Kitchen Breakfast Room
14'0" (max) - 12'9" (max)
Butlers style sink with brass tap over, under counter fridge, double oven, fridge freezer, dish washer, induction hob, central island with breakfast bar, double doors to the rear garden, tiled floor with under floor heating and a range of wall and base units with marble counter tops over and a tiled splash back.

Pantry
6'6" (max) - 2'9" (max)

Utility Room
7'6" (max) - 5'3" (max)
Resin sink with drainer, door to the side, boiler, sink with drainer, plumbing for washing machine, space for a dryer and a range of wall and base units.

Landing
17'6" (max) - 6'6" (max)
Radiator, loft hatch with ladder and stairs to the lower level.

Airing Cupboard
2'9" (max) - 2'6" (max)
Housing the hot water tank.

Master Bedroom
14'6" (max) - 14'0" (max)
Radiator and built in wardrobes.

Ensuite
8'9" (max) - 5'6" (max)
Fully tiled walls and floor. Shower cubicle with glass enclosure, wash hand basin with pedestal under and w/c.

Bedroom Two
11'9" (max) - 9'9" (max)
Radiator and built in wardrobes.

Bedroom Three
11'9" (max) - 9'6" (max)
Radiator and built in wardrobes.

Bedroom Four
8'0" (max) - 7'6" (max)
Radiator.

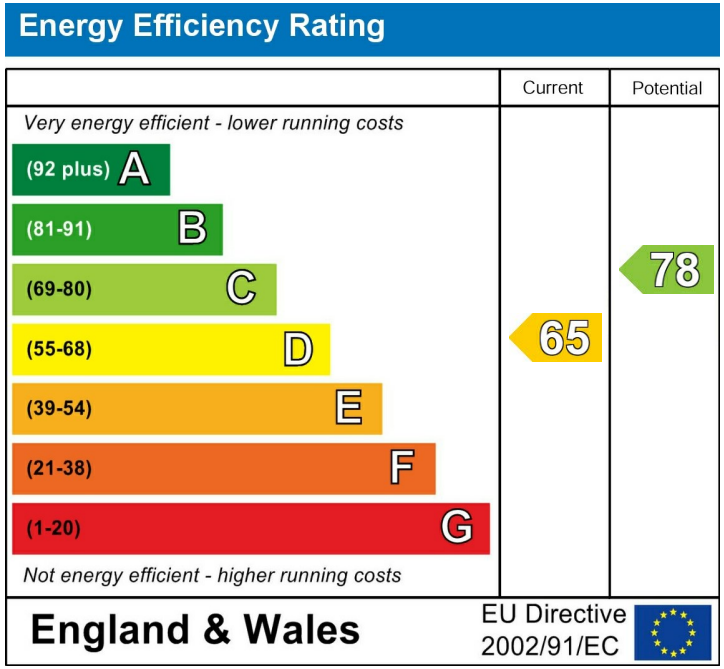
Bathroom
7'6" (max) - 6'0" (max)
Fully tiled walls and floor, panel bath with shower over, tall towel radiator, wash hand basin with pedestal under and w/c.

Front Garden
Mainly grassed lawns with bushes, plants, flower beds and hedges.

Driveway
With parking for several vehicles.

Double Garage
17'0" (max) - 17'0" (max)
Up and over garage door, power and lights.

Rear Garden
South Westerly Facing. Mainly grassed lawns with potted plants, shrubs and a tree.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


























Home


VOGUE





