

HUNTERS®
HERE TO GET *you* THERE

**28 Wigton Lane, Alwoodley, Leeds, LS17 8QU**
Energy Rating: TBC | Council Tax Band: G
Asking Price £1,150,000

# 28 Wigton Lane, Alwoodley, Leeds, LS17 8QU

## Asking Price £1,150,000

A DREAM HOME WITH MASSIVE POTENTIAL – EXCELLENT PROSPECT TO EXTEND SUBJECT TO APPROPRIATE PLANNING PERMISSIONS – DETACHED FOUR DOUBLE BEDROOMS - DOWNSTAIRS W/C AND UTILITY ROOM – TWO BATHROOMS – FANTASTIC APPROXIMATELY 50 METER SOUTH FACING REAR GARDEN – INTEGRAL DOUBLE GARAGE – IN AND OUT DRIVEWAY – SUPERB FAMILY HOME – A RARE NO CHAIN OPPORTUNITY FOR A HOUSE OF THE SIZE

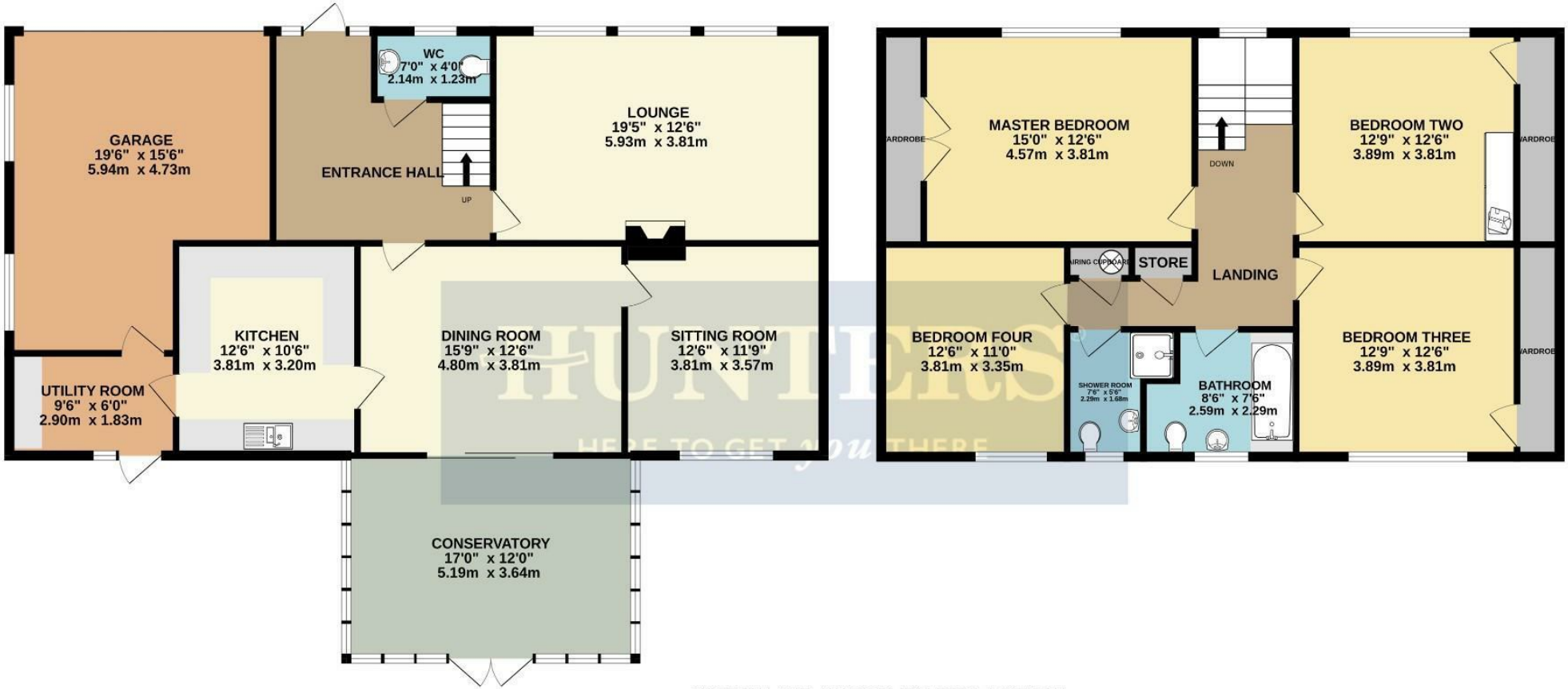
Set in picturesque grounds , the four bedroom, two bathroom, 2400 square feet family home has enormous potential to be the most incredible dream home with numerous extension options subject to planning. Located on the always popular Wigton Lane in Alwoodley, the property is close to shops, bars, restaurants, pubs, transport links, schools, and many other great amenities close by including Roundhay Park, Harewood House and lots more the area has to offer. Set in well maintained, landscaped gardens, there are substantial grounds to front and rear as well as a double attached garage, patio area and driveway with in and out access, to the exterior. Internally it briefly comprises; entrance hall with, lounge, sitting room, conservatory, dining room, downstairs w/c, utility room and kitchen on the ground floor. On the first floor there are four double bedrooms, landing, house bathroom and further shower room. Energy Rating - D

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242
northleeds@hunters.com | www.hunters.com

This Hunters business is independently owned and operated by North Leeds Limited | Registered Address: 69 Street Lane, Roundhay, Leeds, West Yorkshire, England, LS8 1AP | Registered Number: 08189809 England and Wales | VAT No: 144 1600 50 with the written consent of Hunters Franchising Limited.

GROUND FLOOR
1400 sq.ft. (130.1 sq.m.) approx.

1ST FLOOR
1000 sq.ft. (92.9 sq.m.) approx.

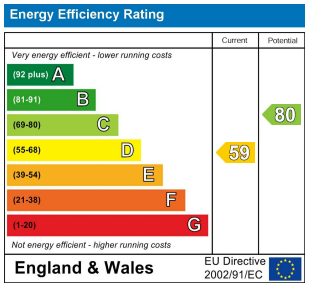


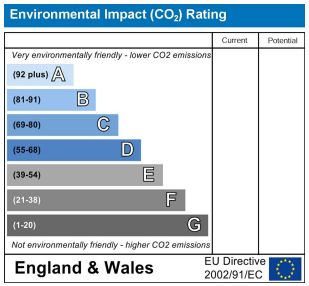

HUNTERS
HERE TO GET you THERE

WIGTON LANE, ALWOODLEY, LEEDS, LS17 8QU

TOTAL FLOOR AREA : 2400 sq.ft. (223.0 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.
Made with Metropix ©2025



**Entrance Hall**
13'0" (max) - 12'6" (max)
Radiator and stairs to the upper level.

**Downstairs W/C**
7'0" (max) - 4'0" (max)
Fully tiled walls and floor, wash hand basin, radiator and w/c.

**Lounge**
19'6" (max) - 12'6" (max)
Gas fire with surround, wall lights and radiator.

**Dining Room**
15'9" (max) - 12'6" (max)
Radiator, wall lights and sliding doors to the conservatory.

**Sitting Room**
12'6" (max) - 11'9" (max)
Radiator.

**Kitchen**
12'6" (max) - 10'6" (max)
Stainless steel sink with drainer, tiled floor, integral dish washer, under counter fridge and freezer, radiator, breakfast bar and a range of wall and base units.

**Utility Room**
9'6" (max) - 6'0" (max)
Half tiled walls, radiator, door to the rear gardens and plumbing for washing machine and dryer.

**Conservatory**
17'0" (max) - 12'0" (max)
Double doors to the rear gardens.

**Landing**
18'0" (max) - 13'0" (max)

**Airing Cupboard**
3'6" (max) - 2'0" (max)
Housing the hot water tank.

**Store Room**
3'6" (max) - 2'0" (max)

**Master Bedroom**
15'0" (max) - 12'6" (max)
Radiator.

**Walk in Wardrobe**
12'6" (max) - 2'6" (amx)

**Bedroom Two**
12'9" (max) - 12'6" (max)
Built in wardrobes and radiator.

**Walk in Wardrobe**
126" (max) - 2'6" (max)

**Bedroom Three**
12'9" (max) - 12'6" (max)
Radiator.

**Walk in Wardrobes**
12'6" (max) - 2'6" (max)

**Bedroom Four**
12'6" (max) - 11'0" (max)
Radiator.

**House Bathroom**
8'6" (max) - 7'6" (max)
Tiled walls, paneled bath, wash hand basin, radiator and w/c.

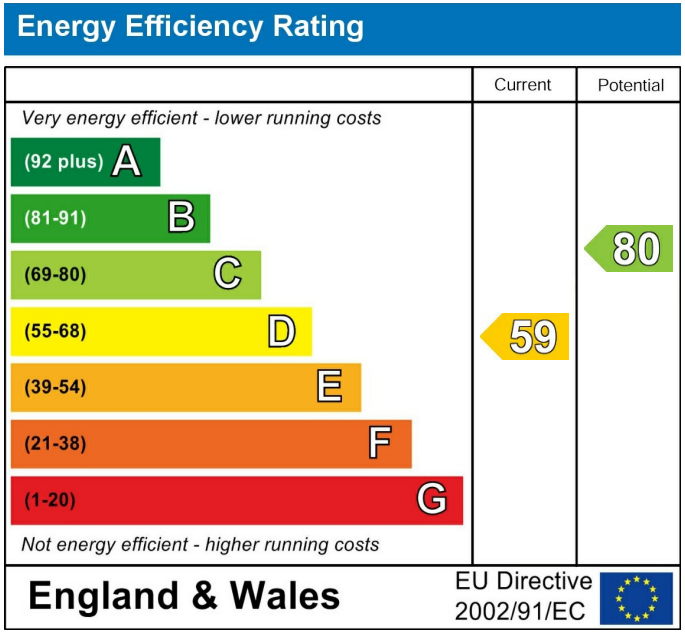
**Shower Room**
7'6" (max) - 5'6" (max)
Tiled walls, shower cubicle with glass enclosure, radiator, wash hand basin and w/c.

**Front Gardens**
Mature trees, flower beds, bushes, hedges, plants and trees.

**In and Out Driveway**
With parking for several vehicles.

**Integral Double Garage**
19'6" (maxO - 15'6" (max)
Electric up and over garage door, cold water tap, boiler, power and lights.

**Rear Gardens**
South facing. approximately 50 meters long to the back of the house, mainly grassed lawns, a variety of mature trees, hedges, flower beds, patios, shrubs bushes and plants.




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.



































