







Wigton Green, Leeds, LS17 8QR

- Sought-after Alwoodley location
- Over 1,700 sq ft of accommodation
- Principal bedroom with en-suite
- Large rear garden
- Potential to extend, subject to planning
- Substantial plot
- Four double bedrooms
- Double garage
- Backs directly onto Alwoodley Golf Course

Offers In The Region Of £800,000

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18 Wigton Green occupies a substantial plot within this sought-after enclave in the heart of Alwoodley. The property enjoys a particularly attractive rear garden, with the significant benefit of backing directly onto Alwoodley Golf Course, creating a peaceful and private setting while remaining conveniently located.

The original footprint of the house provides over 1,700 sq ft of accommodation, while the generous plot offers excellent potential for further extension, subject to the necessary planning permissions and regulations. A large loft also provides additional scope for those looking to further enhance the property.

This beautifully maintained home offers flexible family accommodation, with a sense of space evident from the moment you enter the reception hallway. The dual-aspect living/dining room is filled with natural light, while a further family room/den is currently used as a home office. The well-fitted kitchen is a good size and is complemented by a separate utility room. There is also a downstairs cloakroom and a useful personnel door providing access to the double garage.

To the first floor are four double bedrooms, including a particularly spacious principal bedroom with en-suite facilities, along with a separate house bathroom.

Externally, the property benefits from a block-paved driveway to the front providing parking for multiple vehicles, together with a lawned area. To the rear is a delightful enclosed garden, enjoying an impressive backdrop over the golf course. There is a patio area ideal for relaxing and al fresco dining, a large lawn suitable for children's play, and a variety of mature trees and shrubs.

The Alwoodley location is highly regarded, with a range of shops, restaurants and cafés close by. The area also offers good public transport links and convenient access to Leeds city centre, Harrogate and Wetherby. The property is also within close proximity of The Grammar School at Leeds and other well-regarded schools.









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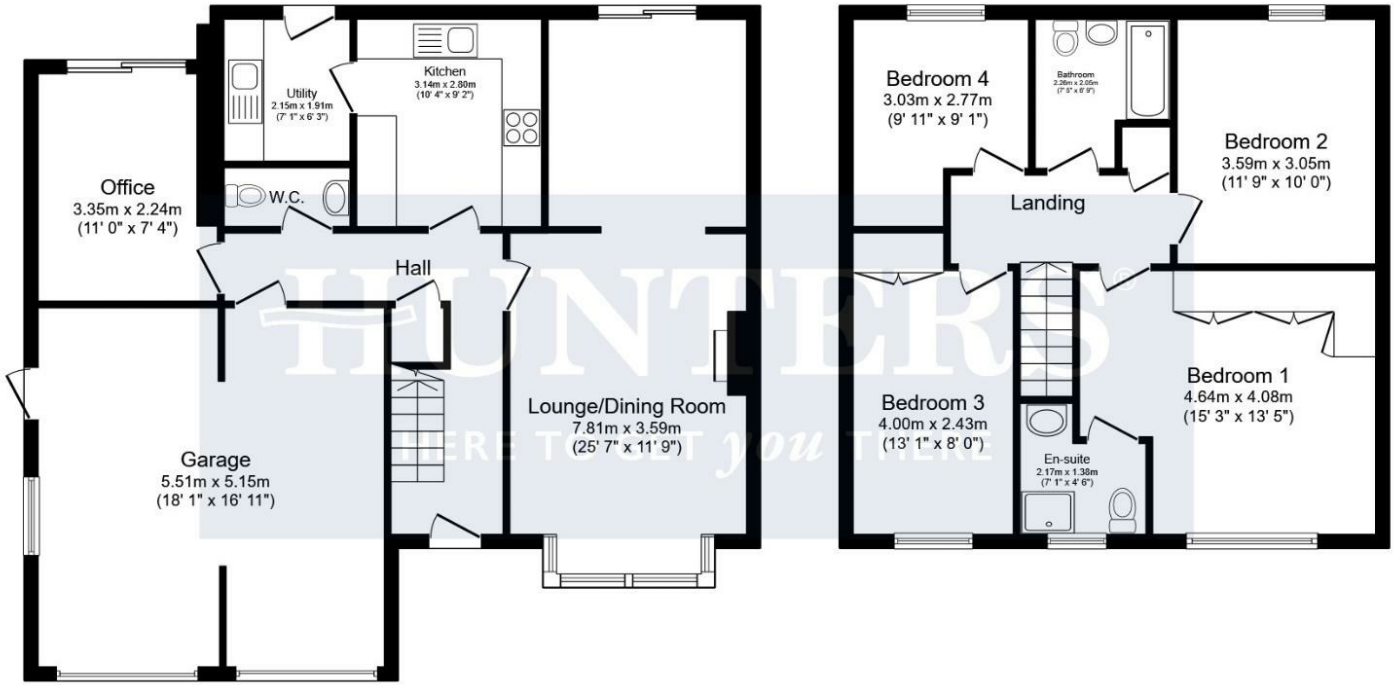












Ground Floor **First Floor**

Total floor area 155.3 sq.m. (1,671 sq.ft.) approx

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Viewings

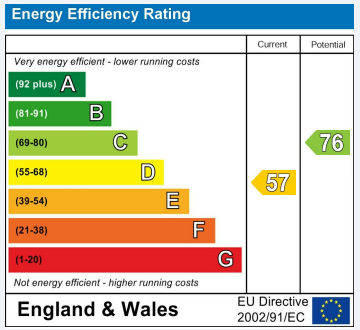
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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The Property Ombudsman

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