



35 Wike Ridge Avenue, Alwoodley, LS17 9NL



Key Features

- Beautifully refurbished detached home
- Sought-after Wike Ridge development
- Four generous double bedrooms
- High-end German kitchen with clever storage
- Brand-new AEG appliances and Quooker tap
- Full-size integrated fridge and freezer
- Two en-suites and a family bathroom
- Premium Roca, Crosswater & Villeroy & Boch
- New radiators, heated towel rails & spotlights
- South-facing garden and integral double garage



A beautifully refurbished four-bedroom detached home, with generous living accommodation, a stunning high-end kitchen, wonderful south-facing rear garden and a fresh, neutral interior.





Situated within the highly sought-after Wike Ridge development in North Leeds, this lovely detached home has been extensively refurbished throughout, creating a bright, welcoming and beautifully presented space. With four generous double bedrooms, versatile living areas and a fantastic rear garden, the property offers a wonderful balance of space, comfort and practicality, with the added benefit of being ready to move straight into.

A spacious entrance hallway welcomes you into the home, with useful storage and a downstairs guest WC. To the front is a lovely living room with a bay window, creating a bright and comfortable space to relax and unwind. A second reception room provides further flexibility, opening through to the conservatory overlooking the garden. Whether used as a formal dining room, playroom, additional sitting room or somewhere to simply enjoy the garden views, these spaces can easily adapt to suit different lifestyles.

At the heart of the home is the stunning open-plan dining kitchen, a real highlight of the property and a wonderful space for both everyday living and entertaining. Beautifully designed and finished to a high standard, the premium German kitchen features quality cabinetry, thoughtfully considered storage solutions and a full range of brand-new integrated AEG appliances, including a full-size fridge and separate full-size freezer. A Quooker boiling water tap adds further convenience, combining style with everyday practicality. There is ample space for dining and spending time together, while newly installed French doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. A separate utility room provides additional convenience, with access through to the integral double garage.

Upstairs, a spacious landing leads to four well-proportioned double bedrooms, offering excellent flexibility for family life, guests or those looking to create a dedicated home office. Two of the bedrooms enjoy their own en-suite facilities, while the remaining bedrooms are served by the family bathroom. The beautifully appointed bathrooms feature quality fittings from Roca, Crosswater and Villeroy & Boch, adding a further touch of luxury, while the principal en-suite also benefits from underfloor heating.

One of the real attractions of this home is the extensive refurbishment that has been carried out. With new windows throughout, a new front door, French doors and internal doors, alongside new flooring, carpets and tiling, the property has been thoughtfully updated throughout. Further improvements include new radiators and heated towel rails, contemporary spotlight lighting, and replacement skirting boards and architraves to the ground floor. The result is a beautifully refreshed home with a lovely neutral finish, where much of the hard work has already been done, leaving the new owners free to bring their own furniture and personal touches.

Outside, the generous south-facing rear garden is a particularly lovely feature of the property, enjoying a sunny aspect and offering a wonderful space for outdoor dining, entertaining and family enjoyment. With an extensive lawn and patio seating area, there is plenty of room for children to play, summer gatherings or simply relaxing in the sunshine. To the front, the property benefits from driveway parking for two cars and access to the integral double garage.

The popular Wike Ridge development is ideally positioned for enjoying everything North Leeds has to offer. The excellent amenities of Moortown, Street Lane and Moor Allerton are all within easy reach, including a variety of shops, cafés, restaurants and leisure facilities. There are also a number of well-regarded schools nearby, together with convenient transport links into Leeds City Centre and surrounding areas.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.



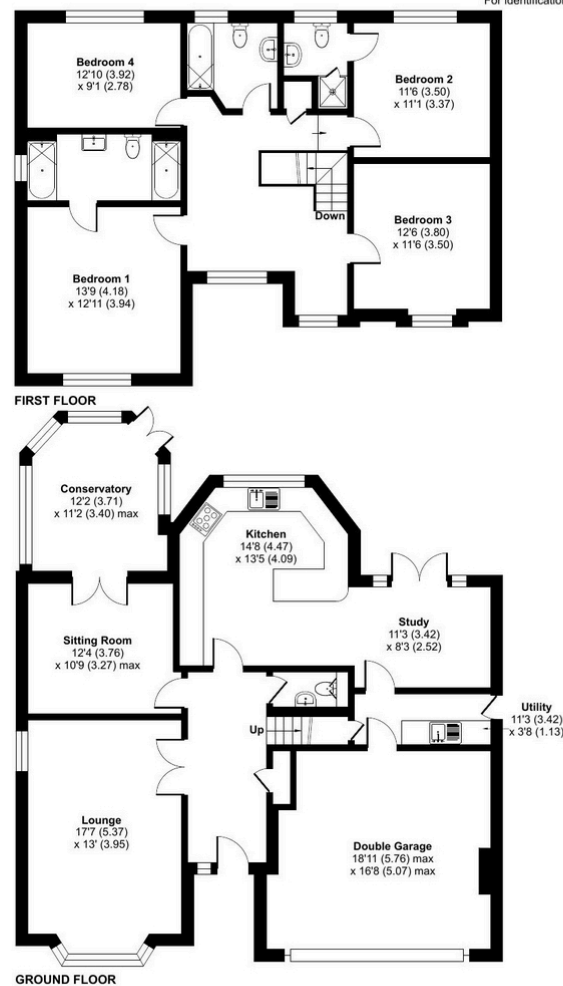
Wike Ridge Avenue, Leeds, LS17

Approximate Area = 1957 sq ft / 181.8 sq m

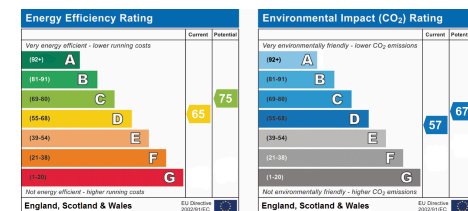
Garage = 286 sq ft / 26.5 sq m

Total = 2243 sq ft / 208.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Butler Ridge. REF: 1535397



Tenure Type: Freehold

Council Tax Band: G

Council Authority: Leeds City Council

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