

**125 Wigton Lane, Leeds, LS17 8SH**

**Chain Free £1,100,000**

CHAIN FREE - Offering one of North Leeds most prime residential locations - locally referred to as "Millionaires Row", this is a superb opportunity to purchase a fantastic detached house on a magnificent plot sized approximately 2,100 sq m (0.52 acres). The property is a proud four-bedroom, two-bathroom family detached house with four good-sized reception rooms. Gas central heating system. Accommodation includes a spacious entrance hall, a porch with a ground-floor WC and cloakroom, a through lounge, a dining room, a study, a modern fitted kitchen, a living room and a utility room. First floor landing with four double-sized bedrooms, including a master bedroom suite with an ensuite shower room. White suite bathroom and separate WC. Second-floor spacious and versatile loft with ladder access. Wide driveway and twin garages to the front offering off-street parking options. Spacious rear lawned and stocked garden to rear. For many decades, Wigton Lane has established itself as Leeds's most prestigious address, with some of the finest residential estates as neighbours. With GSAL and an outstanding-rated primary school a short walk to the end of the road, bordering the finest golf courses in the area, fantastic North Yorkshire countryside on its doorstep and quality amenities within reach, this truly offers superb potential for a wealth of opportunities.



## GROUND FLOOR

Secure timber and glazed door leading to:

### ENTRANCE PORCH

Cloaks cupboard, door leading to hallway.

### GROUND FLOOR WC

4'11" x 3'7" (1.5m x 1.1m)

Low wc, wall mounted washbasin, uPVC double glazed window

### HALLWAY



Spacious hallway with featured turned staircase leading up to first floor and arched glazed windows with south facing aspect.

### HALLWAY



## THROUGH LOUNGE

23'7" x 13'9" (7.2m x 4.2m)



With glazed bay window to the front and glazed window to rear, central heating radiator, feature stone fireplace

## THROUGH LOUNGE



## THROUGH LOUNGE



## DINING ROOM

11'5" x 14'1" (3.5m x 4.3m)



uPVC double glazed sliding patio doors leading out to rear garden

## DINING ROOM



## STUDY

11'9" x 6'6" (3.6m x 2.0m)



Glazed window to front, central heating radiator

## BREAKFAST KITCHEN

17'0" x 11'9" (5.2m x 3.6m)



Range of fitted units of black granite worksurfaces and generous range of timber units, built in double oven. inset double sink, central island with gas hob. uPVC double glazed window to rear.

## BREAKFAST KITCHEN



## UTILITY ROOM

6'10" x 8'10" (2.1m x 2.7m)



Plumbed for washing machine, glazed window to side, stainless steel sink with drainer



## LIVING ROOM

11'9" x 17'8" (3.6m x 5.4m)



uPVC double glazed window to side and to rear and sliding patio doors with security shutter. Door opening to rear garden, central heating radiator

## FIRST FLOOR

### LANDING



Spacious landing with minstral gallery. ceiling hatch access with pull down ladder leading to loft.

### LANDING



## MASTER BEDROOM SUITE

Comprising:

### BEDROOM 1

11'9" x 17'8" (3.6m x 5.4m)



Double glazed window to rear, central heating radiator, built in wardrobes.

### EN-SUITE SHOWER ROOM

9'2" x 17'8" (2.8m x 5.4m)

Walk-in shower cubicle, pedestal washbasin

### BEDROOM 2

11'5" x 13'9" (3.5m x 4.2m)



Double glazed window to front, central heating radiator, built in wardrobes



### BEDROOM 3

11'5" x 11'9" (3.5m x 3.6m)



Double glazed window to rear, central heating radiator

### BEDROOM 4

11'5" x 10'2" (3.5m x 3.1m)



Double glazed window to rear, central heating radiator

### BATHROOM

11'9" x 7'10" (3.6m x 2.4m)



White suite of panel bath, walk-in shower cubicle, low wc, pedestal washbasin, bidet, double glazed window to rear, linen cupboard, central heating radiator

### WC

7'10" x 2'11" (2.4m x 0.9m)

Low wc, wall mounted washbasin, double glazed window

### SECOND FLOOR

#### LOFT

Accessible via pull down ladder from the landing - restricted and hazardous head height throughout. A versatile, mostly boarded and partitioned loft, previously used as a photographic darkroom studio.

#### OUTSIDE



To front: Wide driveway to front offering off street parking for several vehicles. Storage outhouse

To rear: Spacious lawned and stocked garden to rear.

#### OUTSIDE



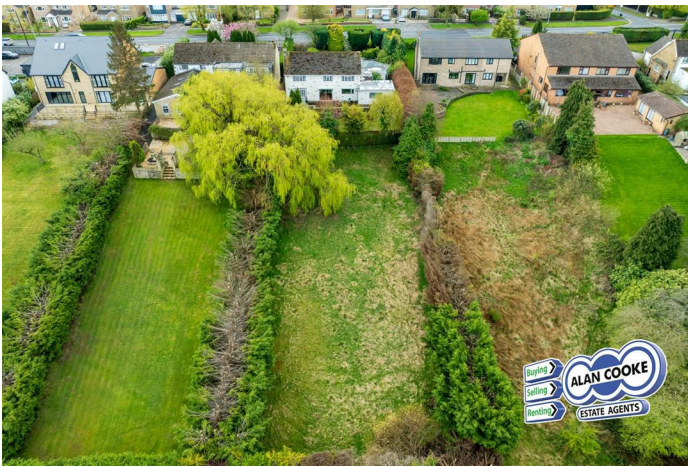
OUTSIDE



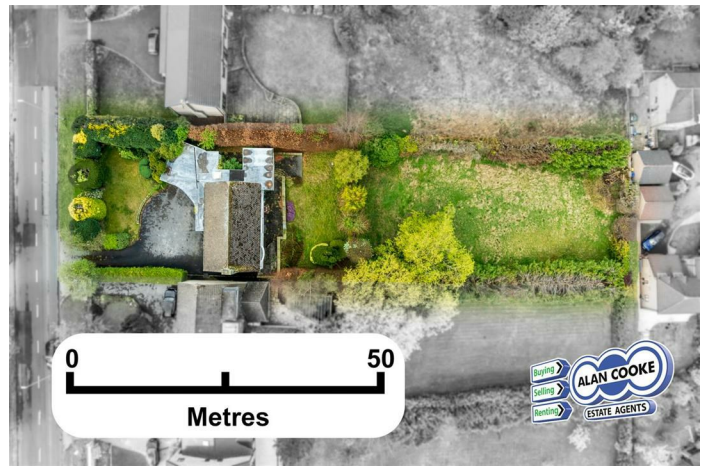
OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE

OUTSIDE



DOUBLE GARAGE



Featuring gas-fired 'combi' central and water heating boiler.

**COUNCIL TAX**

Band G

**TENURE**

FREEHOLD



## DIRECTIONS

Wigton Lane is approached directly from Harrogate Road at the most northern part of Leeds.

## EPC

TBC

## FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

## FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

## GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

## INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## MEASUREMENTS

All measurements quoted are approximate.


## VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**

Approx. 121.9 sq. metres (1312.1 sq. feet)  
excluding garage



Although Alan Cooke Estate Agents ensures a high level of accuracy, measurements of doors, windows and rooms are approximate, and no responsibility is taken for errors, omissions or misstatements. This plan is for illustrative purposes only, and no guarantee is given on the total square footage of the property within this plan.

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**First Floor**

Approx. 90.4 sq. metres (972.8 sq. feet)  
(excluding Garage, unnamed room, Store)

