



Wigton Lane, Leeds
£1,300,000

5 bedroom detached house for sale | Freehold

***THIS SPACIOUS 5 BEDROOM, 4 BATHROOM, 6 RECEPTION HOME WITH IT'S GRAND HALL AND STAIRCASE SITS ON A GENEROUS PLOT AND IS BEING SOLD WITH NO ONWARD CHAIN. THE PROPERTY IS OVER 4,000 SQ FT ***

The property comprises of grand entrance hall with sweeping staircase, guest wc, large lounge, piano room, sitting room, sun room, kitchen/breakfast room, utility room, dining room to the first floor is a galleried landing with full length window to front aspect leading to house bathroom and 5 double bedrooms, 3 bedrooms with en-suite facilities. The front of the property has a triple garage and off road parking for several cars. The vast rear garden consists of a spacious patio, mature trees shrubs and hedging leading to an ornamental pond and seating area. Epc rating D.

Tenure: Freehold

Entrance hall

Kitchen

Dining

Utility

Lounge

Family

Conservatory

WC

Landing

Master bedroom

En-suite

Bedroom 2

En-suite

Bedroom 3

Bedroom 4

En-suite

Bedroom 5

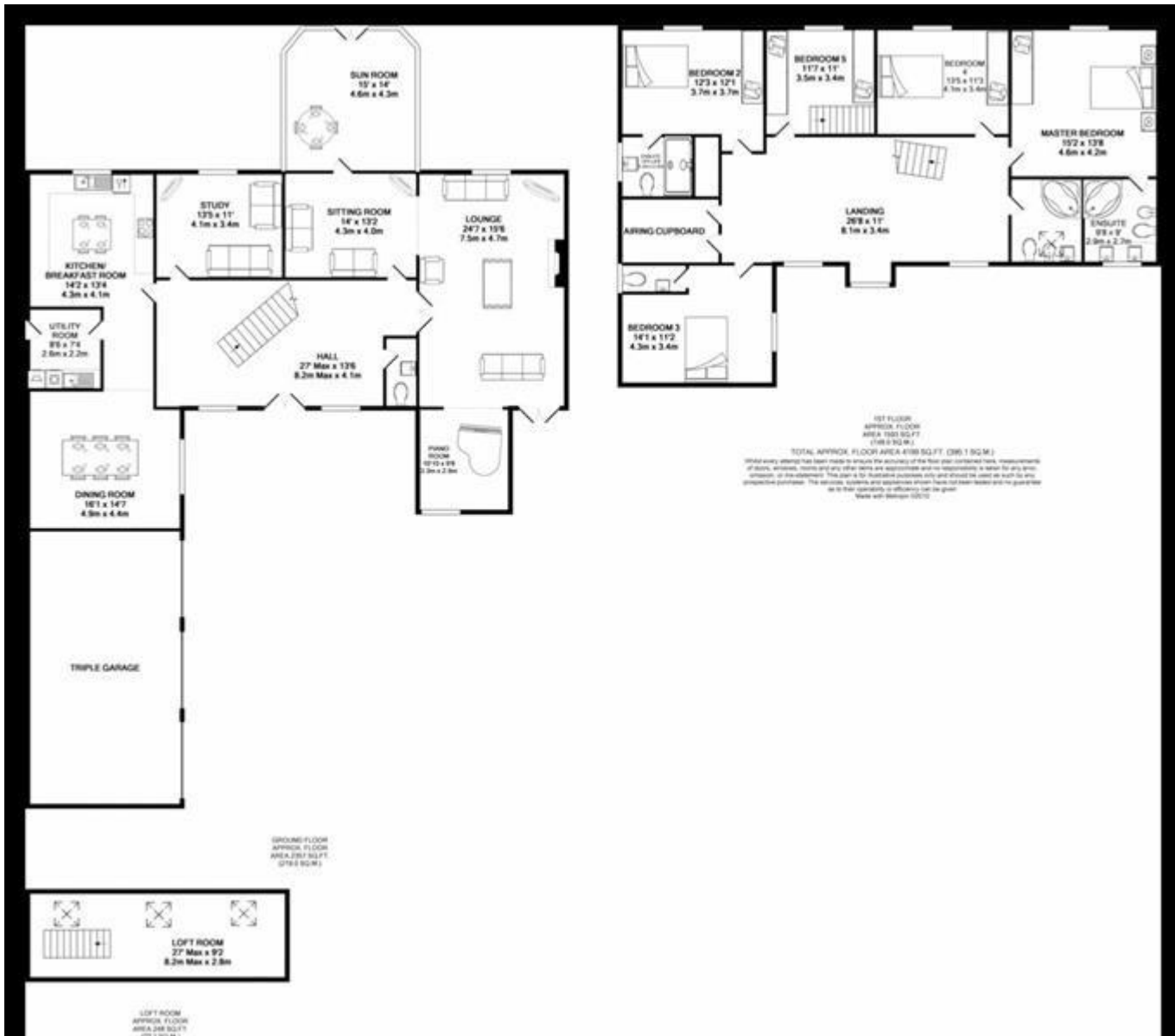
Bathroom

Front Garden

Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency 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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