



**Wigton Lane, Leeds**  
**£1,200,000**

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 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

Parking options: Off Street

Garden details: Private Garden

**Entrance hall**

w: 8.23m x l: 3.35m (w: 27' x l: 11' )

Solid wood floor, two double central heating radiators, feature island turned spindle staircase leading off, coving, inset lighting, double glazed window.

**Kitchen**

w: 4.27m x l: 4.19m (w: 14' x l: 13' 9")

Range of units with light wood grained doors and Corian style work tops, inset sink, integrated dishwasher, oven, hob and extractor, ceramic tiled floor, wall tiling, double glazed window

**Dining**

w: 4.24m x l: 3.45m (w: 13' 11" x l: 11' 4")

Central heating radiator with cover, wall panels, ornament shelves

**Utility**

w: 4.27m x l: 4.19m (w: 14' x l: 13' 9")

Range of units with light wood grained doors and Corian style work tops, inset sink, integrated dishwasher, oven, hob and extractor, ceramic tiled floor, wall tiling, double glazed window.

**Lounge**

w: 7.72m x l: 4.34m (w: 25' 4" x l: 14' 3")

Feature marble fire surround with gas coal effect fire, wall panels, coving, inset lighting, two central heating radiators in casing, double glazed window and double glazed patio sliding doors to the rear

**Family**

w: 4.22m x l: 4.01m (w: 13' 10" x l: 13' 2")

Coving, inset lighting, wall panels, central heating radiator with cover.

**Conservatory**

w: 4.32m x l: 4.06m (w: 14' 2" x l: 13' 4")

Ceramic tiled floor, inset lighting, central heating radiator with cover, double glazed windows and double doors to the rear.

**WC**

Low wc, vanity washbasin, central heating radiator, ceramic tiled floor, coving, double glazed window.

**Landing**

High pitched double glazed window and full height double glazed window to the front aspect, spindle balustrade, central heating radiator, coving, inset lighting, airing cupboard, pitched ceiling

**Master bedroom**

w: 4.83m x l: 4.22m (w: 15' 10" x l: 13' 10")  
Central heating radiator with cover, range of built in wardrobes and dressing table, inset lighting, double glazed window.

**En-suite**

Large corner air bath, bidet, low wc, twin vanity washbasin, wall and floor tiled, inset lighting, double glazed window, central heating radiator with cover.

**Bedroom 2**

w: 4.29m x l: 3.68m (w: 14' 1" x l: 12' 1")  
Built in wardrobes, central heating radiator, double glazed window, coving, inset lighting

**En-suite**

Walk in shower cubicle, pedestal washbasin, low wc, wall and floor tiled, inset lighting, double central heating radiator, double glazed window

**Bedroom 3**

w: 4.32m x l: 3.4m (w: 14' 2" x l: 11' 2")  
Built in wardrobes and drawers, inset lighting, double glazed window, central heating radiator.

**Bedroom 4**

w: 4.47m x l: 4.01m (w: 14' 8" x l: 13' 2")  
Range of built in wardrobes, dressing table and drawers, central heating radiator, double glazed window

**En-suite**

White suite of walk in shower cubicle, pedestal washbasin, low wc, central heating radiator, completely wall and floor tiled, inset lighting, double glazed window.

**Bedroom 5**

w: 3.53m x l: 3.4m (w: 11' 7" x l: 11' 2")  
Range of built in wardrobes, central heating radiator, double glazed window

**Loft room**

w: 27m x l: 9.2m (w: 88' 7" x l: 30' 2")  
Three double glazed Velux windows, store cupboard, access to the eaves storage.

**Bathroom**

Corner bath with hand shower above, low wc, washbasin, double central heating radiator, completely wall and floor tiled, high double glazed Velux window.

**Front Garden**

In-out set semi circular drive to the front, fountain, attached triple garage with three up and over doors.

**Rear Garden**

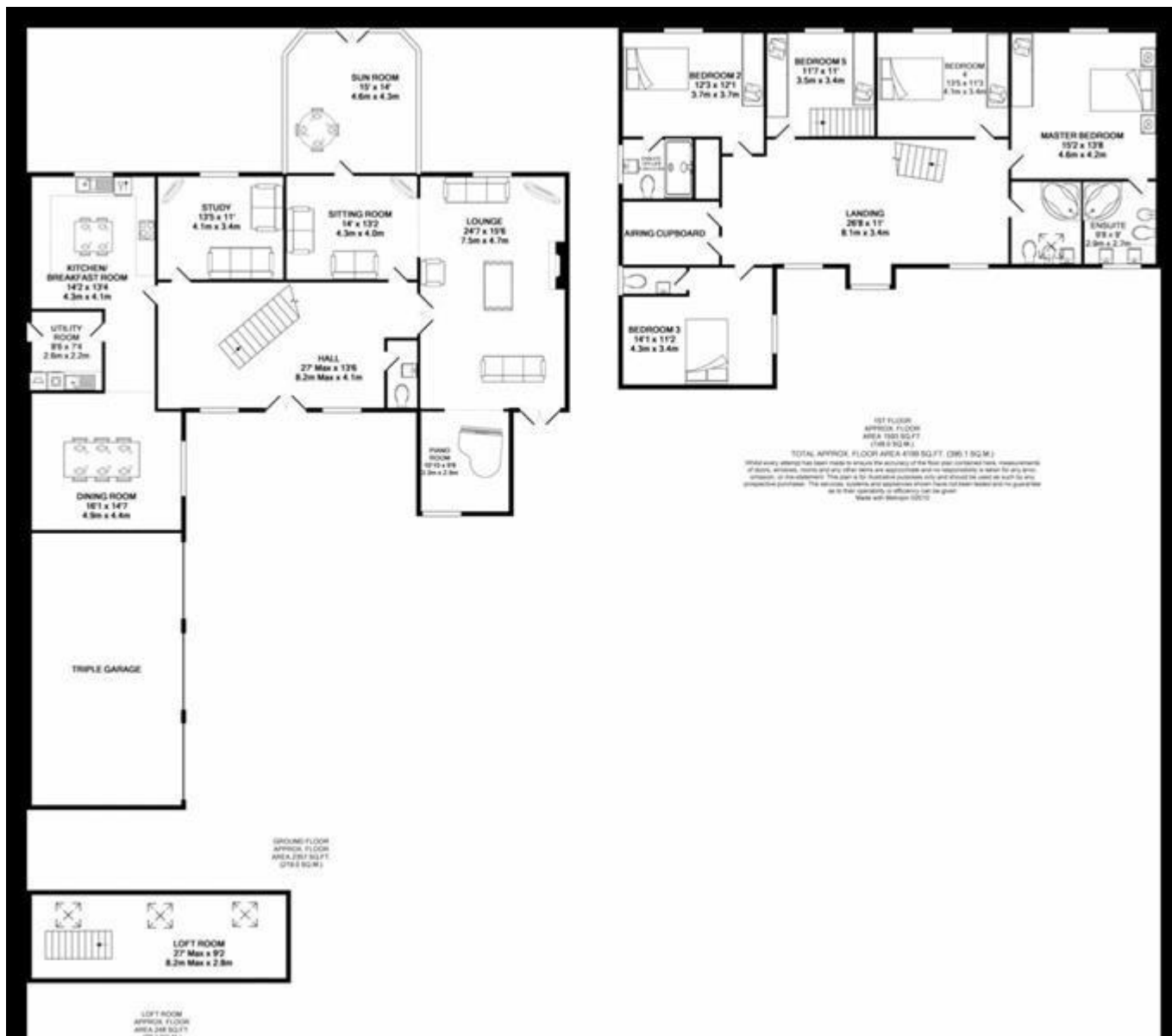
Rear terrace, extensive lawned and stocked rear garden, covered gazebo, garden pond.





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/fitings 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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 148 Rose Bowl, Portland Crescent, Leeds, West Yorkshire LS1 3HB  
 Tel: 0113 266 1020 Email: rent@resaluk.com Website: www.resaluk.com