



Nabarro McAllister & Co.

C h a r t e r e d S u r v e y o r s

FOR SALE

***UNIQUE OPPORTUNITY TO ACQUIRE
A DETACHED BUNGALOW WITH DEVELOPMENT
POTENTIAL.***

99 WIGTON LANE, LEEDS LS17 8SH



We give below brief details of a unique opportunity to acquire a detached bungalow on a site with development potential for one or two dwellings.

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Nabarro McAllister & Co Limited, Registered in England & Wales under Company No. 4657451**

DESCRIPTION:

The property built circa 1970 comprises a rectangular plot incorporating a detached Bungalow which would benefit from being updated.

LOCATION:

The property stands in the centre of Wigton Lane on the north side as shown on the attached plan.

ACCOMMODATION:**Lower Ground Floor**

Entrance Lobby, Entrance Hall

Ground Floor

Entrance Hall, Lounge/Dining Room (35' 1" x 16' 0"), Cloakroom with wash basin and WC, Study (13' 7" x 9' 5"), Dining Kitchen (22' 3" x 11' 11"), Utility Room (9' 0" x 7' 3"), Bedroom (19' 0" x 11' 10"), En-Suite Bathroom comprising bath, wash basin, WC, tiled walls and Mira shower, Bedroom (14' 5" x 14' 0"), En-Suite Bathroom comprising bath, wash basin, WC and Mira shower.

First Floor

Staircase to Mezzanine Landing, Bedroom (13' 4" x 19' 9"), En-Suite Dressing Area with fitted wardrobes, En-Suite Bathroom comprising bath, wash basin, WC, bidet, shower cubicle and Mira shower.

First Floor Proper

Storeroom, Store Cupboard, Library/Recreation/Retreat Room (32' 7" x 19' 0")

The building incorporates integral garaging.

The site extends to 1.13 acres or thereabouts and would provide sufficient space to construct one or two substantial dwelling houses with each having sizeable gardens.

RESTRICTIVE COVENANTS:

There is a restrictive covenant preventing more extensive development than two dwellings.

PLANNING:

The site is zoned for residential use but prospective buyers should make their own enquiries of the Planning Department of Leeds City Council.

TENURE:

It is understood the site is freehold.

PRICE:

The site is offered for sale at offers in excess of £2m.

ADDITIONAL INFORMATION:

The vendors will not consider any offers below £2m. All offers should be unconditional.

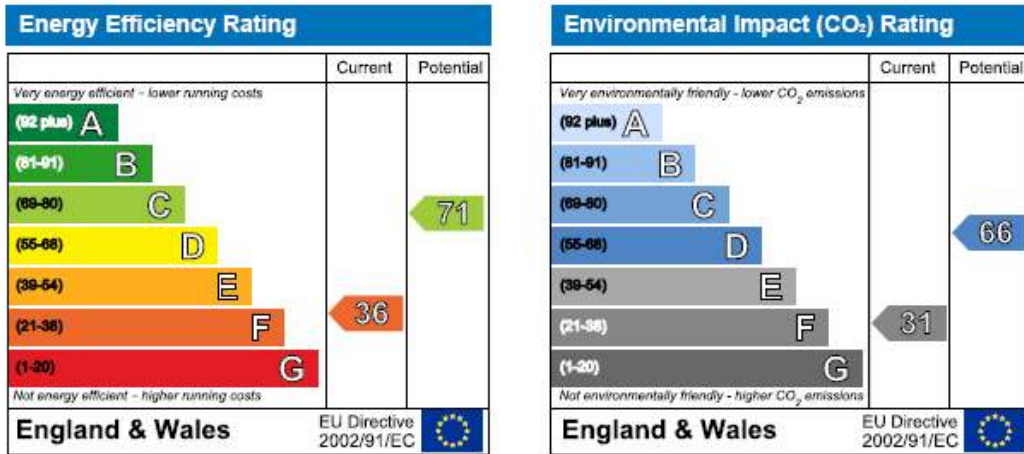
HOME INFORMATION PACK:

The Home Information pack is available for viewing at our office or on line at:

<http://www.hipsworld.com/DownloadDocument.aspx?token=045556B7-BBA5-4719-AEDE-3D9D8003ADD1>

VIEWING:

Strictly by appointment with Nabarro McAllister & Co.



SUBJECT TO CONTRACT

MISREPRESENTATION CLAUSE

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