# **FOR SALE**

# Nabarro McAllister

Detached Chalet Bungalow 0.77 Acre Plot

WIGMOOR, 97 WIGTON LANE, LEEDS, LS17 8SH



- Detached chalet bungalow
- Standing in 0.77 acres
- Premier residential location
- Superb gardens
- House right for refurbishment and extension

Offers in the region £1,500,000

# WIGMOOR, 97 WIGTON LANE, LEEDS, LS17 8SH



#### **LOCATION**

The property stands in one of the premier residential streets at Alwoodley in North Leeds about 6 miles from Leeds City Centre. There are nearby shops at Harrogate Road and Slaid Hill with a larger range of amenities at Moortown. There is easy access to the Leeds Outer Ring Road and the A61 Harrogate Road and Leeds City Centre is about 6 miles away. There is easy access to the David Lloyd gym and Moor Allerton District Centre.

## **DESCRIPTION**

The property comprises an attractive detached chalet bungalow being constructed in random stone under a clay tiled pitched roof. The gutters and fall pipes are in cast iron and there is a double integral garage. The property provides scope for substantive extension refurbishment or demolition and rebuilding a new dwelling. The bungalow stands in a plot of 0.77 acres.

## **SERVICES**

The property benefits from all main services and gas fired central heating is installed. No test of the services has been made, and purchasers should rely on their own investigations.

#### **COUNCIL TAX**

The property is assessed in Council Tax Band H.

### **TERMS**

The freehold interest is offered for sale in the region of £1,500,000

#### **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in the transaction.

### ACCOMMODATION

#### **GROUND FLOOR**

Reception Hall.

Cloakroom with washbasin and W.C.

Lounge 26'.4" x 16' with fireplace, feature recess style niches, perimeter feature wood floor

Dining room  $16' \times 12'.5''$  with fireplace and mock fire.

Dining kitchen 15' 11" x 11'7" with range of fitted units, built in oven and hob.

Garage corridor

Utility room 5'5" x 8'4" with single drainer stainlesssteel sink with range of fitted units

Double garage with electric up and over door which incorporates storeroom and boiler room with Ideal gas fired central heating.

Bedroom 10'  $\times$  13' with fitted wardrobes and fitted dressing table.

Dressing room 6'10" x 5'9" with fitted wardrobes.

Jack and Jill bathroom with art deco suite, tiled walls and floors and shower cubicle and shower.

Bedroom 12'10" x 15'11" with shower cubicle and shower, vanity unit and fitted wardrobes.

## FIRST FLOOR

Staircase / Landing

Bedroom 12'6" X 15'10" with vanity unit, washbasin.

Bedroom 11'8"x 7'3"

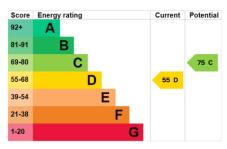
Bathroom comprising bath, washbasin, W.C. tiled walls and floor.

#### EDC

## **Energy rating and score**

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency



## **VIEWING**

By appointment only Nabarro McAllister

## 0113 266 7666

info@nabarromcallister.co.uk www.nabarromcallister.co.uk

May 2025



#### Subject to Contract

The properly is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

Nabarro McAllister & Co. Ltd. Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY

