



Stoneacre
Properties



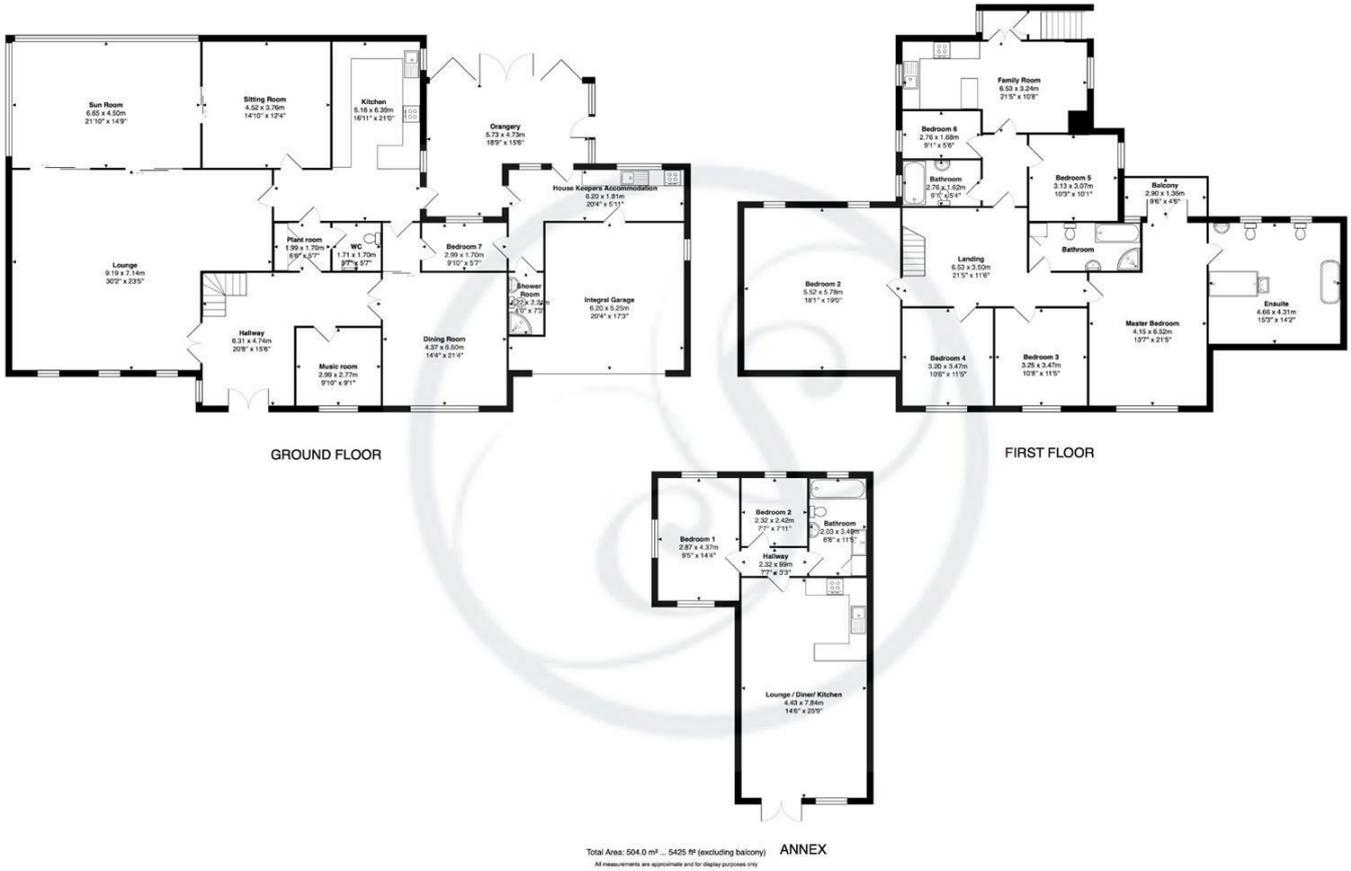
82a Wigton Lane, Leeds, LS17 8SJ
Asking Price £1,695,000

**** A PROPERTY 'THE GREAT MR GATSBY' WOULD BE PROUD TO CALL HOME ! *** TOTALLING 9 BEDROOMS, 4 BATHROOMS WITH JACUZZI BATHS, 4 KITCHENS, 6 FIREPLACES, 10 TOILETS, 10 CHANDELIERS AND 3 FOUNTAINS ! *** EXCEEDING 5,000 SQUARE FEET ! ** THIS PROPERTY WAS MADE FOR ENTERTAINING ! *** UNIQUELY PROVIDES POTENTIAL ACCOMMODATION FOR 3 FAMILIES IF REQUIRED ! ** Stoneacre Properties are delighted to include within our 'Exclusive Collection', a nine bedroom (inc annex) detached luxury home, set amongst easy to maintain grounds, providing impressive well-presented accommodation throughout. Manor Gates' has the benefit of a detached annex thus being suited for extended family accommodation ancillary to the main house. A set of electronic gates provides access to the integral double garage with a further set of electronic gates leading onto the parking adjacent to the property, finally additional parking to the rear is secured via another set of gates. Exceeding 5,000 square feet, this striking and deceptively spacious dwelling provides the perfect setting for entertaining and a social family environment with a ground floor layout flowing charmingly between each of the rooms. The vendor provides endorsement of the quality of the overall construction of the property, boasting solid internal walls and a high standard of overall build. The ground floor accommodation briefly comprises of a grand yet welcoming reception hallway, Smallbone styled kitchen with fitted appliances (twin double ovens, twin fridge/freezers plus interchangeable side hobs for induction, wok or barbeque cooking). Leading off the kitchen is a dining orangery with bi-fold doors, housekeepers accommodation is located off the orangery, a spacious living reception room with a discreet I-Max screen/sound cinematic movie system, music room/study, formal dining room, additional reception room/snug, library with fitted bookcases and a conservatory with a fitted bar. To the first floor, the accommodation compris**

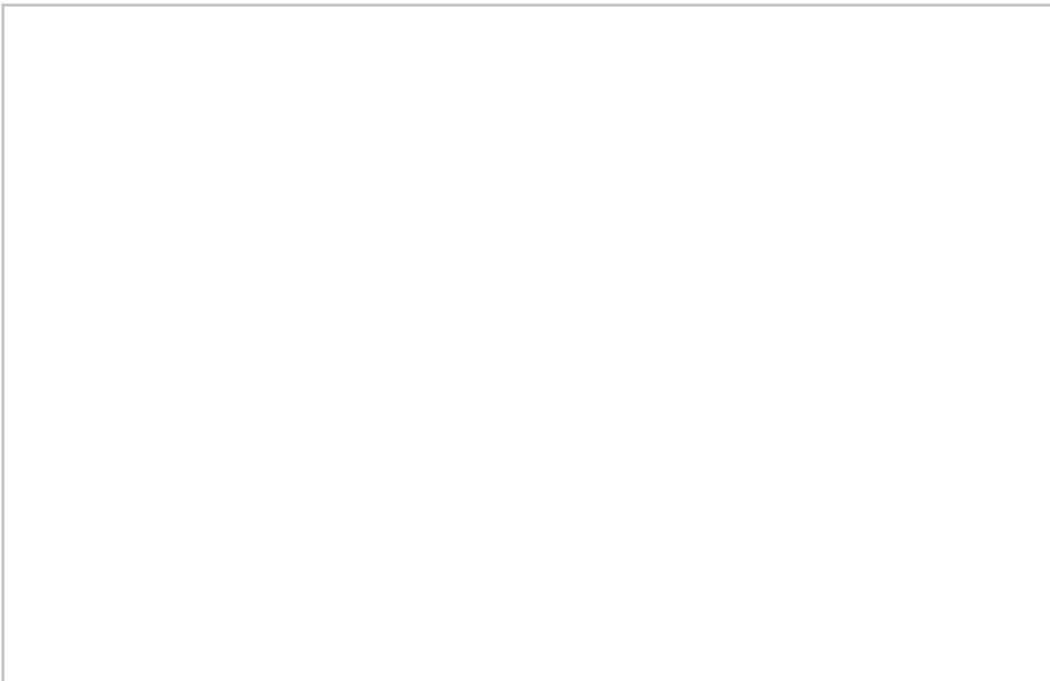
Location

The property is situated on one of the most exclusive roads in North Leeds, 'Wigton Lane, LS17'. Being Regarded as one of North Leeds's most exclusive residential locations, Alwoodley is just a short drive from Moortown Corner, having a Marks & Spencer's Food Hall and the Ring Road with a Sainsbury's complex. There is ease of access to a host of excellent local amenities and most denominations of schools, including the acclaimed Grammar School at Alwoodley Gates within easy walking distance. Nearby sporting facilities include the David Lloyd Centre and excellent golf courses including Sandmoor and Alwoodley, quite literally on the doorstep. The position provides easy road access and public transport to both Leeds City Centre and Harrogate.

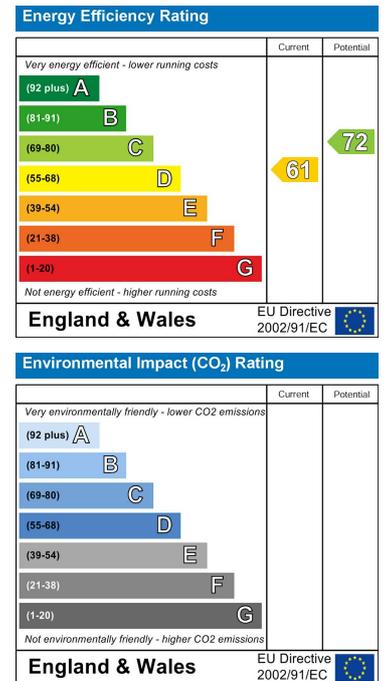
Floor Plan



Area Map



Energy Efficiency Graph



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