



**HUNTERS**<sup>®</sup>  
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**71 Wike Ridge Avenue, Leeds, West Yorkshire, LS17 9NN**  
Energy Rating: C | Council Tax Band: E  
Asking Price £575,000

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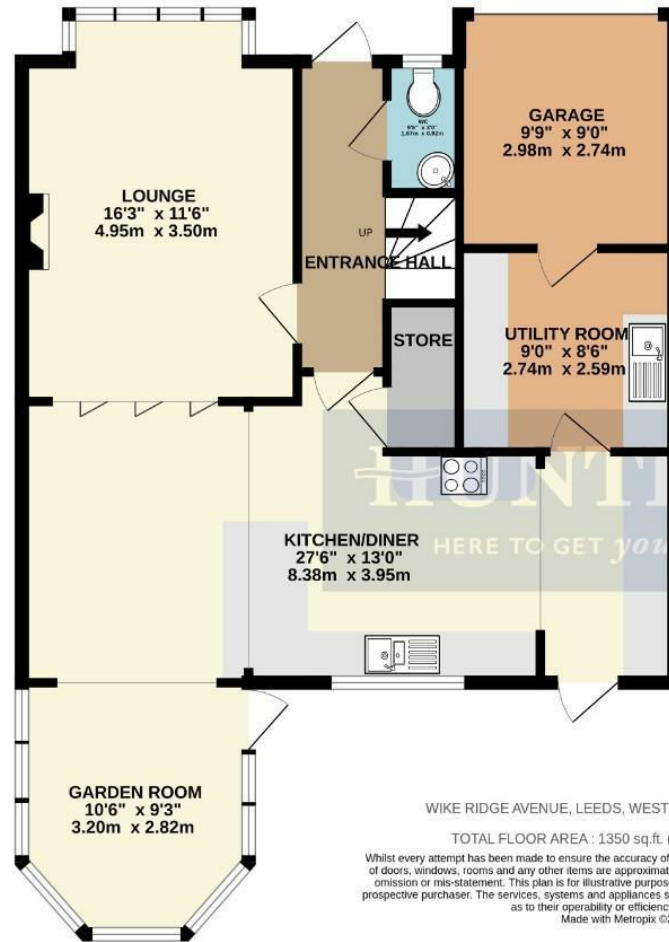
Asking Price £575,000

PERFECT FOR GROWING FAMILIES – THREE BEDROOM EXTENDED DETACHED HOUSE – TWO BATHROOM – EXCELLENT MOVE IN READY CONDITION – UTILITY ROOM AND DOWNSTAIRS W/C – GARDENS TO THE FRONT AND REAR – DRIVEWAY AND GARAGE – OPEN PLAN KITCHEN LIVING DINING ROOM – CUL-DE-SAC LOCATION – ALWOODLEY

A move in ready property, with enormous potential to extend, subject to the appropriate planning permissions, this extended three bedroom, two bathroom, detached house make a terrific family home. Located at the bottom of quiet cul-de-sac in the always popular Wike Ridge estate, the property is close to good and outstanding primary and secondary schools, restaurants, shops, pubs, parks and transport links to name just some of the great amenities close by. There are south facing gardens to the rear, a driveway, garage and further gardens to the front externally. Internally it briefly comprises; entrance hall, downstairs w/c, lounge, open plan living kitchen dining room, garden room and utility room on the ground floor. On the first floor is an ensuite master bedroom, landing, house bathroom and two further bedrooms. Energy Rating - C

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GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



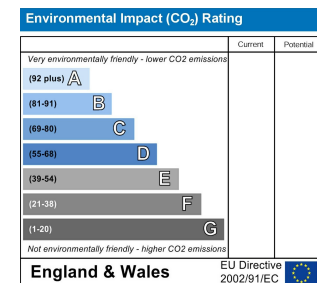
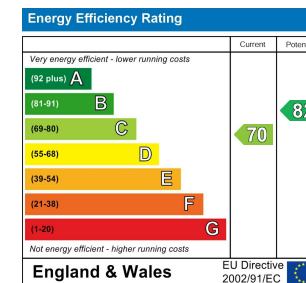
1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



WIKE RIDGE AVENUE, LEEDS, WEST YORKSHIRE, LS17 9NN

TOTAL FLOOR AREA : 1350 sq.ft. (125.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Entrance Hall**

13'0" (max) - 6'9" (max)

Radiator and stairs to the upper level.

**Downstairs W/C**

5'6" (max) - 3'0" (max)

Fully tiled walls and floor, wash hand basin, heated towel rail and w/c.

**Lounge**

16'3" (max) - 11'6" (max)

Gas fire with surround, radiator, bay window and bifolding doors to the living kitchen dining room.

**Living Dining Kitchen Room**

27'6" (max) - 13'0" (max)

**Living Dining Area**

Radiator and opening to the garden room.

**Kitchen Area**

Inset stainless steel sink to granite work surfaces, hob with extractor over, double fan oven, dish washer, door to the rear garden and a range of wall and base units.

**Store Room**

6'3" (max) - 3'0" (max)

**Utility Room**

9'0" (max) - 8'6" (max)

Stainless steel sink with drainer, radiator, boiler, plumbing for washing machine, door to the garage and a range of base units.

**Garden Room**

10'6" (max) - 9'3" (max)

Radiator and door to the rear garden patio.

**Landing**

7'3" (max) - 7'0" (max)

Loft access and stairs to the upper level.

**Master Bedroom**

14'0" (max) - 11'6" (max)

Bay window, radiator and built in wardrobes.

**Ensuite**

7'9" (max) - 3'6" (max)

Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

**Bedroom Two**

13'3" (max) - 11'6" (max)

Radiator.

**Bedroom Three**

9'3" (max) - 7'0" (max)

Radiator.

**Bathroom**

8'6" (max) - 7'0" (max)

Fully tiled walls and floor, store room, panel bath with shower over, wash hand basin with pedestal under, heated towel rail and w/c.

**Front Garden**

Grassed lawns with flower beds, trees, hedges, bushes and shrubs.

**Driveway**

With parking for at least two vehicles.

**Garage**


9'9" (max) - 9'0" (max)

Up and over door, power and lights.

**Rear Gardens**

Grassed lawns, patio area, hedges, flower beds, shrubs and bushes.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





