

THE FAIRWAYS

TARN LANE • WIKE • LS17 9JP





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An exceptional and immaculately presented detached home occupying an outstanding south-facing position overlooking Moor Allerton Golf Club in grounds which extend to approximately 2 acres and located in the highly sought after location of Wike in North Leeds.

Ground Floor: Entrance vestibule • Entrance reception • Cloakroom • Dining hall
Drawing room • Study with WC • Lift • Living kitchen & breakfast room • Family room
Double integral garage • Utility • Master bedroom suite with separate dressing rooms & ensuite

First Floor: Bedroom 2 with ensuite • Office/Bedroom 3 with feature window and access to shared ensuite • Bedroom 4 with access to shared ensuite • Bedroom 5 with ensuite
Lift access from central landing • Gym • Potential bedroom with ensuite/cinema room / currently used for extensive storage

Outside: Electrically gated dual entrance • Large carriageway driveway
Extended driveway to the side with access into the integrated double garage
Mature landscaped gardens • Outhouses

Leeds 6.5 miles • York 20 miles
Harrogate 11 miles • Leeds Bradford Airport 10 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



Introduction

The Fairways unique design offers in excess 5,000sq ft of beautiful and practical family living space with integrated sound system throughout and a passenger lift from ground to first floor.

You enter the property via the entrance vestibule which leads into the large and open reception offering a striking entrance. An oak staircase with glazed balustrades and LED lighting leads up to the first floor with gallery. A guest cloakroom is fitted with a high quality suite with Villeroy and Boch sanitary ware and automatic lighting. The hallway opens into a large dining hall with feature bi-folding doors leading onto the patio and private rear gardens. The drawing room offers an exceptional living space with a further set of bi-folding doors with views over the gardens and the golf course. Off the drawing room is a separate study room with air conditioning with a further guest W.C. The property also benefits from a quality parquet flooring in the ground floor reception rooms.

On the other side of the reception hall is the kitchen and main living space with a quite stunning contemporary bespoke designed kitchen fitted by Mark Wilkinson with an extensive range of high quality Siemens appliances, a feature island incorporating a breakfast bar and bi-folding doors leading to the front gardens.

From the kitchen there is access to a separate family room which is also used as a study and beyond is a good sized and conveniently located utility room with access to the integrated double garage.

A second staircase leads to a room above the garage which is currently used as a gym but could also be a further bedroom. However if utilised as a gym or living space there is access into what is currently utilised as extensive storage, that has the potential to be a further bedroom with ensuite / cinema room.

The ground floor master bedroom suite has two generous dressing rooms both fitted with a range of bespoke furniture, en-suite bathroom with luxury fittings including a wet room style shower with waterfall head & shower jets and a separate mosaic tiled bath. The bedroom itself is air conditioned and appointed with a range of bespoke fitted furniture and bi-folding doors leading to the gardens at the front.



To the first floor is an impressive galleried landing with seating area and access to four bedrooms.

Two of these bedrooms have the benefit of their own en-suite facilities and air conditioning and the other two share a Jack and Jill shower room.

Ideally situated in "The Golden Triangle", between Leeds, Harrogate and Wetherby, this property allows quick access to Leeds City Centre with its designer shopping in the Victoria Quarter, Leeds Bradford Airport with flights to major locations (25 minutes) and the stunning Yorkshire countryside.

There are numerous golf courses within minutes from the property. The Grammar School at Leeds is 10 minutes by car and the school bus route is within walking distance of the property.

The property also benefits from a top specification security system with full CCTV and electric shutters on all windows and bi-folding doors.



Outside

The front is approached via twin electric gates, a large carriage driveway provides an impressive approach to this home with the driveway extending to the side of the property into a double integral garage with electrically operated doors.

To the rear is the beautiful south facing garden that has been carefully designed to enhance the unique location of this property. There are a number of mature hedges, trees and shrubs which all help to provide some privacy and a large pond provides a focal point with a bridge and island. There are also outbuildings, one with washing facilities.

Services

Gas central heating, mains water supply with rain water facility, mains electric and drainage are installed.

Tenure

Freehold with vacant possession.

Directions

Leaving Leeds City Centre on Harrogate Road (A61) turn right onto Wigton Lane, at the end of the road turn left onto Wike Ridge Lane and then your first right onto Tarn Lane. Continue on Tarn Lane straight over the cross roads then the property is 200m on your left hand side.

Viewing Arrangements

Knight Frank LLP, 24 Albert Street, Harrogate, HG1 1JT

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Approximate Gross Internal Floor Area

House: 461 sq.m/4,962 sq.ft.

Garage: 35 sq.m/376 sq.ft.

Total: 496 sq.m/5,338 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	82

