SILVER GATES

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WIGTON LANE ALWOODLEY LS17

www.butlerridgegroup.com

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We are pleased to announce the much-anticipated release of this final incredibly impressive duplex apartment available within this highly successful and most sought after luxury development.

Silver Gates consists of just eight outstanding apartments, none of which have been released to the open market, and is located in a secure gated development on probably the most prime address of North Leeds within the prestigious area of Alwoodley.

The grounds are a particular feature and have been exclusively designed by Kingdom Gardens and create a wonderful landscaped setting. There is an impressive entrance with a stunning, specially commissioned fountain sculpture.

The luxury accommodation comes with two underground car parking spaces and includes:

- Elegant communal areas with lift
- Large reception hall with guest w.c. & storage
- Separate utility area
- Stunning open plan living concept consisting of kitchen, lounge & dining area with two balconies
- Quality fitted Siematic kitchen
- Four balconies, two south facing
- Principal bedroom with ensuite, dressing area and balcony
- Second bedroom with walk in dressing area and ensuite
- Third bedroom with fitted wardrobes, ensuite and balcony
- Feature fireplace with LED electric fire and 55” TV
- Two secure underground parking spaces and storage cage

SPECIFICATION

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KITCHENS

Silver Gates kitchens boast a premium specification with fittings of the highest standard. Bespoke kitchen design by SieMatic with feature lighting.

Quartz work surfaces with Blanco undermount sinks, integrated top of the range BORA & Siemens appliances, Dornbracht fittings and Quooker tap.

BATHROOMS

Bathrooms by Abacus with luxurious branded sanitaryware. Frameless glass shower enclosures, concealed cisterns and considered storage.

Selection of high-quality full height porcelain tiles to wet areas. Ample use of bespoke fitted wall mirrors and TV in principal bathroom.

Heated towel rails, extraction system and electric shaver/toothbrush points. Convenient night-time PIR light sensor to ensuite bathrooms.

UTILITY

Separate utility area with pressurised hot water cylinder, Miele washing machine, Miele tumble dryer, SieMatic furniture and Dornbracht fittings.

AUDIO VISUAL

Dedicated superfast broadband with Day One connectivity.

All installations designed to allow seamless connection of purchaser's audio / visual equipment.

SECURITY & TECHNOLOGY

Colour video entry system. Ample exterior security lighting.
Remote control electric entrance gates and garage door.
CCTV.

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Constructed in natural stone with a slate roof and powder coated aluminium window frames (grey external, white internal).

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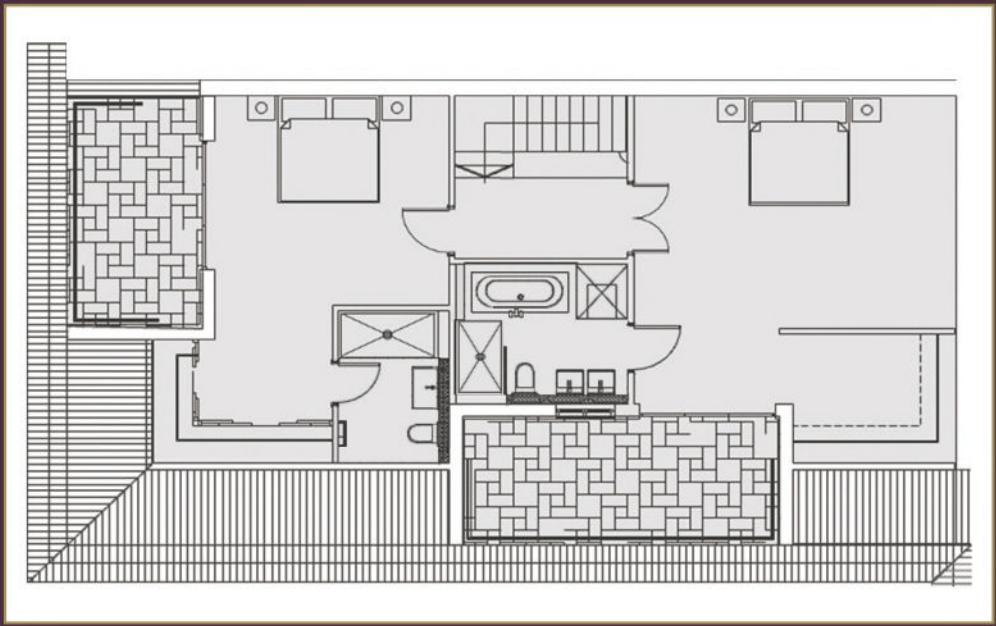
No7

2,314sq.ft.



DUPLEX LEVEL 1

1,430sq.ft.

ROOMS / AREAS

- Reception Hall
- Guest WC & Cloaks Area
- Utility Area
- Living/Dining Kitchen
- Two Balconies
- Bedroom with Ensuite & Dressing Room

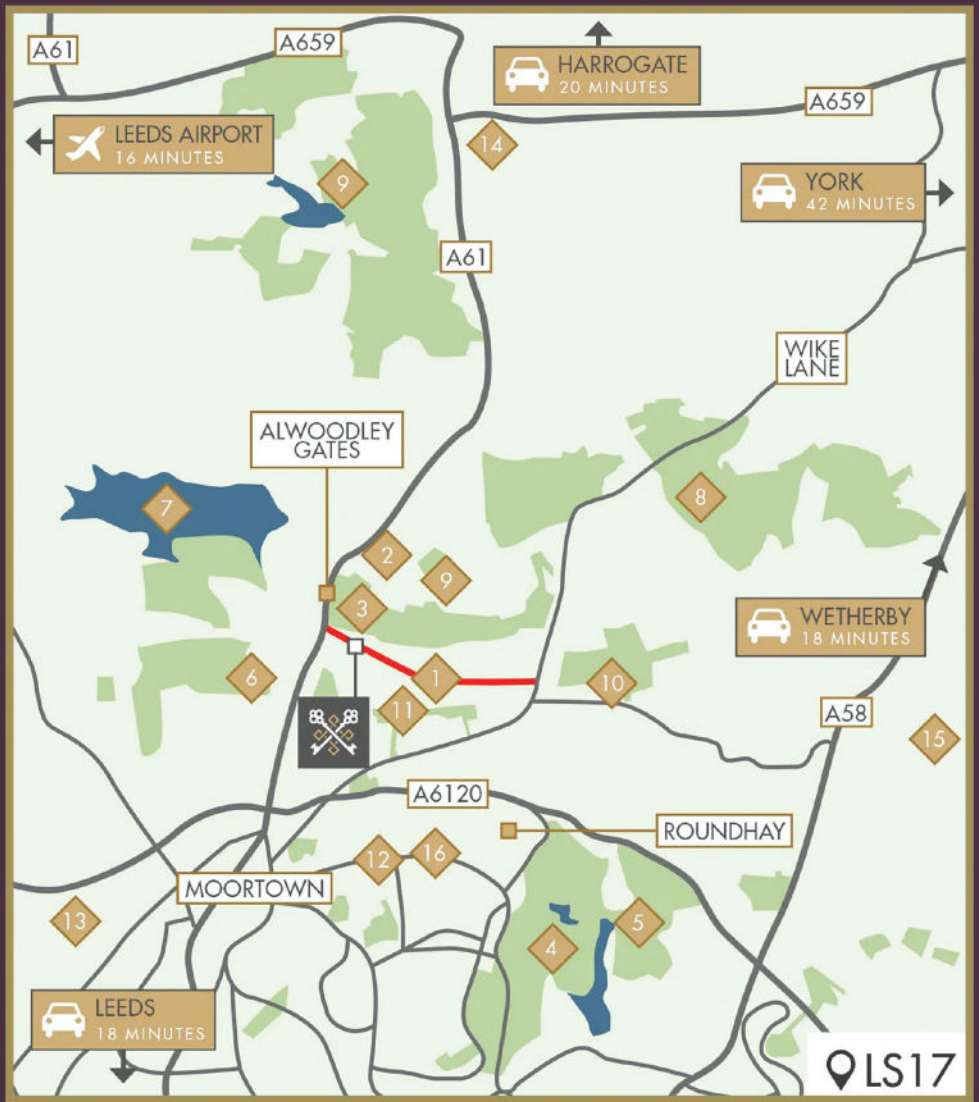
DUPLEX LEVEL 2

884sq.ft.

ROOMS / AREAS

- Landing
- Principal Bedroom with Ensuite, Dressing Room & Balcony
- Bedroom with Ensuite & Balcony

Total square footage excludes balconies



Situated in the heart of North Leeds' most prestigious suburb of Alwoodley, the property is close to a range of local amenities including shops, restaurants, pubs, parks and numerous highly rated golf courses.

CONNECTED LOCATION

Alwoodley is ideally placed with excellent road links to Leeds City Centre, the spa town of Harrogate, market town of Wetherby and historical City of York. For those wishing to travel further afield, Leeds Bradford Airport is located just 8 miles away and there are convenient rail links to York, Edinburgh, London and Manchester.

Roundhay Park, one of the largest city parks in Europe, is only a 5 minute drive and the popular Grammar School at Leeds, as well as highly recommended primary schools are within walking distance.

Silver Gates is just a short distance from beautiful green belt countryside and there are 6 golf courses nearby including Alwoodley Golf Club which is located directly opposite the development.

KEY

1. WIGTON LANE	9. HAREWOOD HOUSE
2. LEEDS GRAMMAR	10. BRANDON GOLF COURSE
3. ALWOODLEY GOLF CLUB	11. WIGTON MOOR PRIMARY
4. ROUNDHAY PARK	12. STREET LANE
5. LEEDS GOLF CLUB	13. DAVID LLOYD
6. MOORTOWN GOLF CLUB	14. GATEWAYS SCHOOL
7. ECCUP RESERVOIR	15. THE BEEHIVE AT THORNER
8. MOOR ALLERTON GOLF CLUB	16. SAN CARLO FLYING PIZZA

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