



8 Castle Hill, Woodacre Lane, Bardsey, LS17 9BT



Key Features

- First floor apartment with private access
- Open plan kitchen/diner
- Sitting room with Juliette balcony
- Double bedroom with dressing area & ensuite
- A further double bedroom & bathroom
- Well maintained communal grounds
- Two allocated parking spaces
- Gated development
- No onward chain
- Located in the heart of Bardsey



A two double bedroom first floor apartment located in the highly sought after conservation village of Bardsey.





Situated in the highly sought after village of Bardsey, this two double bedroom first floor apartment forms part of Castle Hill, a former vicarage thoughtfully converted into apartments, with a later extension providing a townhouse and two additional apartments. Set behind secure electric gates, the property benefits from beautifully maintained communal grounds.

The apartment boasts a private staircase and entrance, opening into a bright and welcoming reception hallway. A glass door leads into a spacious dining kitchen featuring a breakfast bar, space for a dining table, granite worktops and integrated appliances including a fridge/freezer, dishwasher, induction hob, electric oven and washing machine.

Across the hallway, the sitting room offers a comfortable space to relax, complete with an electric fire and a Juliette balcony overlooking the communal gardens. The property comprises two double bedrooms, one of which enjoys a walk in dressing area and an ensuite shower room, alongside a further well appointed bathroom.

Externally, the apartment benefits from two allocated parking spaces at the front. The communal gardens are predominantly laid to lawn with several patio areas, ideal for enjoying outdoor space in a tranquil setting.

Bardsey is a popular conservation village situated off the A58 Leeds/Wetherby Road, within close travelling distance to the A1(M) link road. The village has its own primary school, public house and sports facilities with a larger selection of facilities available in the nearby Market Town of Wetherby including a golf course, leisure centre, independent shops, restaurants and supermarkets.

We have been advised that there are approximately 978 years remaining on the lease and that there is an annual ground rent of £406.62 and an annual service charge of £2132.58.

SERVICES: We are advised that the property has broadband, mains water, electricity and drainage.

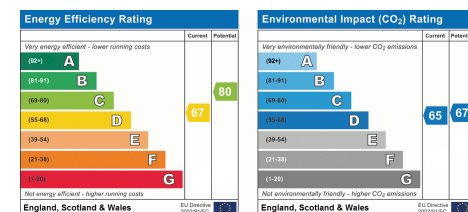
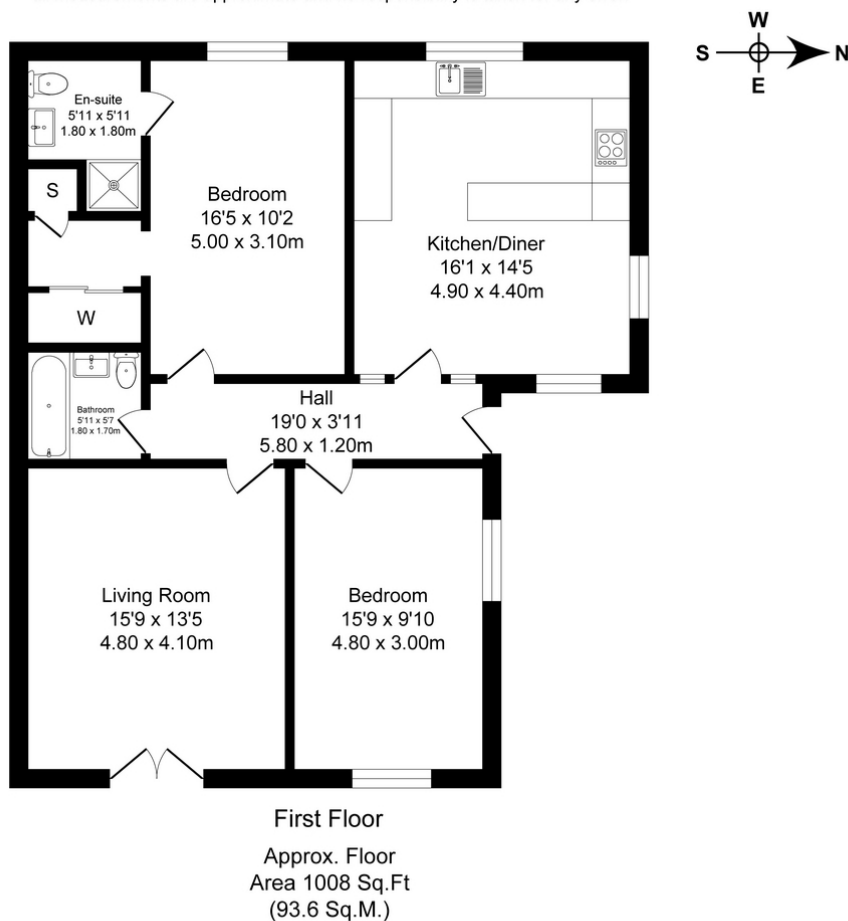
The information in relation to the length of lease, service charge and ground rent has been confirmed by our vendors. We advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



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Total Approx. Floor Area 1008 Sq.ft. (93.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Tenure Type: Leasehold
Council Tax Band: D
Council Authority: Leeds City Council

