



## 15 Cornmill Lane, Bardsey , Leeds

A STUNNING FOUR BEDROOM STONE BUILT DETACHED HOUSE WHICH SITS IN THE HEART OF BARDSEY VILLAGE THAT OFFERS MODERN FINISHES AND VERSATILE LIVING.

**Asking Price £650,000**





# 15 Cornmill Lane, Bardsey , Leeds

## DESCRIPTION

Hunters Wetherby are delighted to release to the open market this four bedroom detached stone built family home which is set on an enviable corner plot boasting beautiful north-east facing gardens within the heart of Bardsey village.

Occupying a prominent position in this most desirable residential location within the heart of Bardsey village is this imposing detached family home. The property has been finished to the highest of standards by the current owners and now offers an ideal purchase with accommodation that extends to approximately 1700 sq ft including the half garage.

On approaching the property, the discerning purchaser is first greeted by a spacious and welcoming entrance hallway which provides access to all the principal rooms to the ground floor with solid oak engineered flooring throughout. The living room features an open stone feature floor to ceiling fireplace with log burner which offers a cosy and relaxing environment to unwind and with three windows in the room the natural light floods through with the decorative shutters giving a modern finish.

The separate dining room offers an ideal space for more formal gatherings and has patio doors leading to the rear garden. The impressive kitchen is both modern and contemporary and has a central island with wine cooler, bin store and soft close drawers. The work surfaces are quartz and add a sleek finish. There is a range of wall and base units an integrated dishwasher and space for an American style fridge freezer.

The useful and larger than average utility room provides space for a washing machine, tumble dryer and fridge freezer plus ample storage and shower cubicle which is perfect for washing down your pets after a long muddy walk!!

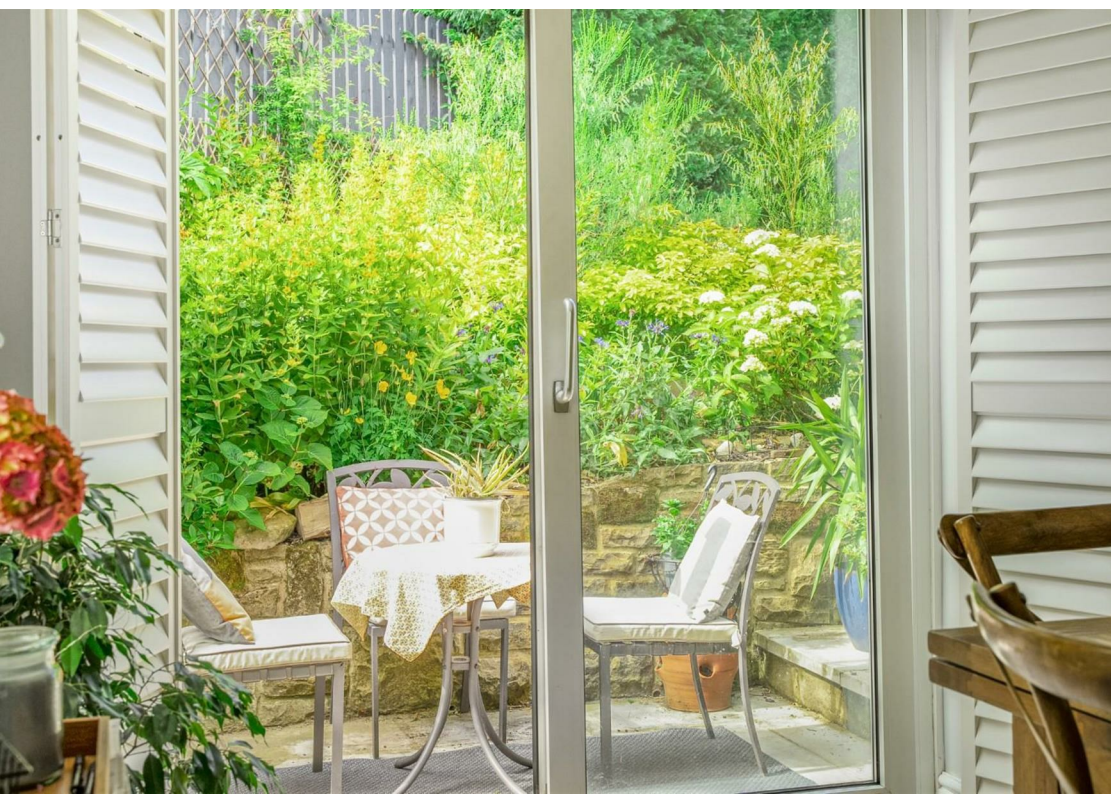
A downstairs W/C with built in storage completes the ground floor.

Stairs from the entrance hallway lead to the first-floor galleried wrap around landing which provides access to all the first-floor accommodation. There is a spacious master suite which is serviced by its own en-suite shower room and benefits from built in wardrobes. There are a further three good sized bedrooms and a stylishly appointed house bathroom which incorporates a four-piece suite which is tiled from floor to ceiling.

Outside, the grounds of this superior home are well-enclosed and provide a good degree of privacy. The rear garden has been carefully planned and landscaped and offers a beautiful range of mature shrubs, flower beds and plants alongside a stone flagged patio area which provide an ideal space for al fresco dining. There is an additional side garden which is predominately laid to lawn – ideal for the green fingered person. A private driveway also leads to an attached double half garage which is perfect for storage and a block paved driveway which provides parking for multiple vehicles.



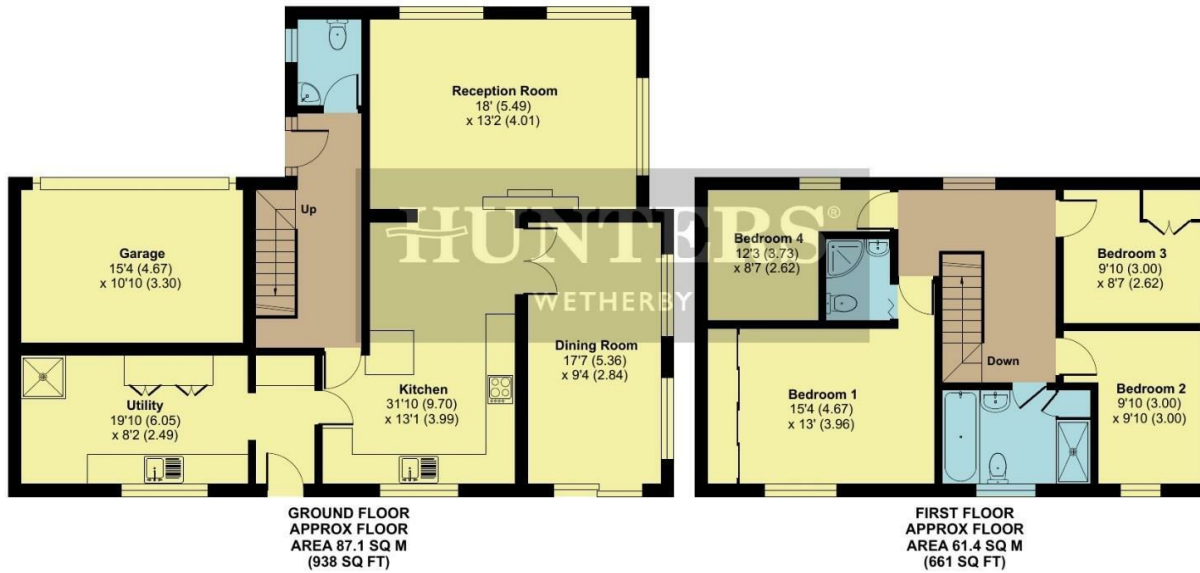






# Cornmill Lane, Bardsey, Leeds, LS17

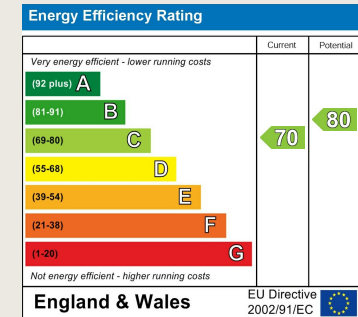
Approximate Area = 1599 sq ft / 148.5 sq m  
 Garage = 155 sq ft / 14.3 sq m  
 Total = 1754 sq ft / 162.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1149701

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.

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