



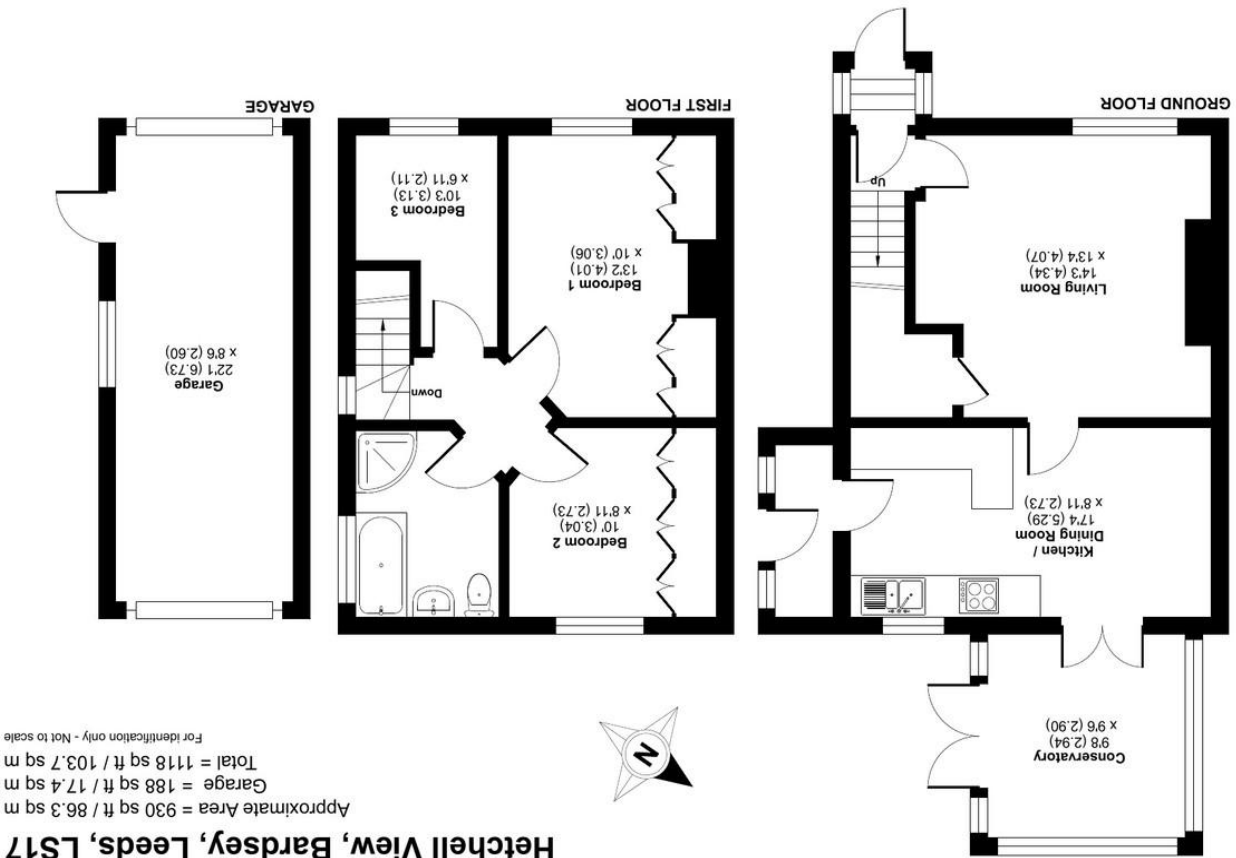
T. 01937 582748
F. 01937 580571

www.thomlinsons.co.uk
office@thomlinsons.co.uk

24 High Street | Wetherby | West Yorkshire | LS22 6LT

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7 Hetchell View, Bardsey



Guide Price £260,000

7 Hetchell View, Bardsey, Leeds, LS17 9DJ

A well presented three bedroom cottage situated in the village of Bardsey with accommodation as follows: Lounge, Dining Kitchen, Conservatory, Three Bedrooms, Bathroom, Garden to front, Patio to rear. Single Garage.

SITUATION AND DESCRIPTION

Bardsey is an attractive and sought after village situated off the A58 Leeds/Wetherby Road, within close travelling distance to the A1 and M1 link road. Leeds is only some 8 miles with other West Yorkshire centres and Leeds/Bradford Airport close by. The village has its own school and amenities with a larger selection of facilities available in the nearby Market Town of Wetherby, including Golf Course, Indoor Swimming Pool.

The village is steeped in history and was the home of the Celtic Bards with a church dating back to Saxon times and an interesting relic of a bygone age close by known as "Castle Hill" which was probably a Celtic strong hold.

ENTRANCE VESTIBULE

LOUNGE

with Adam style fireplace inset with living flame gas fire and marble hearth, upvc window to front aspect. Understairs storage cupboard with upvc window.

DINING KITCHEN

part tiled and having wall and floor mounted units with worktops over, space for slot in oven with extractor over, dining area with French doors leading to:

CONSERVATORY

having tiled floor and window blinds, French door leading to rear garden

REAR PORCH

housing plumbing for washing machine and space for fridge freezer

FIRST FLOOR

landing

BEDROOM ONE

with range of built in wardrobes with hanging rails and shelves, matching bedside cabinets and bedhead, upvc window to front aspect

BEDROOM TWO

range of built in wardrobes with hanging rails and shelves, upvc window to rear aspect



BEDROOM THREE

with upvc window to front aspect

BATHROOM

good sized bathroom being part tiled and having corner shower cubide, bath, low level WC and pedestal washbasin, upvc window to rear

OUTSIDE

to the front lies a good sized law garden with established borders, whilst to the rear lies a patio area with side access gate, steps lead to the rear of the garage.

GARAGE

a single garage is accessed to the rear of the property with up and over door, power and light.

SERVICES

all mans attached

COUNCIL TAX BAND B

