

DOUBLE GARAGE

6m x 2m (19'8" x 6'6")

Light and power laid on, electric up and over door, single door to rear. Above the garage is a converted roof creating a practical gym/studio room with window to side and rear, access gained via roof terrace.



GARDEN

Parcel of level lawn to front with established hedging to the perimeter with raised flower beds. Steps lead up to a front patio with attractive oak portico serving front door.

REAR GARDEN

Skilfully terraced and laid with Indian stone patio having direct access off the kitchen, leading up to second patio area, ideal for outdoor entertaining and 'al-fresco' dining with retaining wall and established hedging. Further steps lead up to a large level parcel of lawn with raised borders to the perimeter, open aspect over fields beyond.



SERVICES

We understand mains water, electricity, gas and drainage are connected.

COUNCIL TAX

Band F (from internet enquiry).

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared February 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Bardsey ~ Barbondale, Mill Lane, LS17 9AN

An infrequent opportunity to purchase a sizeable four bedroom detached family home on this desirable lane boasting generous mature gardens and countryside views to rear.

- Four bedroom detached family home
- Significantly extended and modernised
- Impressive open plan living kitchen
- Separate snug and home office
- Bedroom with ensuite
- Gated driveway parking for multiple vehicles
- Detached double garage with gym/studio above
- Skilfully terraced rear garden with generous patio and large level lawn

£750,000 PRICE REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

BARDSEY

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.

DIRECTIONS

Proceeding from Wetherby towards Leeds along the A58 passing through Collingham towards Bardsey. Through the traffic lights at Bardsey Bank Top take the next left turning down Mill Lane and the property is identified on the left hand side by a Renton & Parr for sale board.

THE PROPERTY

Extended by the current owners this well balanced family home reveals over 2000 sq ft of tastefully decorated accommodation. The property benefits from gas fired central heating, double glazed windows, ducted air-conditioning system and in further detail giving approximate dimensions comprises:-

ENTRANCE HALL

Hardwood front door reveals a generous entrance hallway with staircase to first floor, useful under-stairs storage, cast-iron radiator, side lobby with double glazed window to front and side elevation.

DOWNSTAIRS W.C.

White suite comprising low flush w.c., pedestal wash basin, part tiled walls.

UTILITY AREA

With wall and base units, worktop, space and plumbing beneath for automatic washing machine and wine cooler.

LOUNGE

7m x 3.8m (22'11" x 12'5")

With large wood burning stove surmounted upon stone hearth, T.V., aerial, air-conditioning unit fitted. Space for dining table and chairs to the front, double glazed window with radiator beneath.



HOME OFFICE

3.3m x 1.8m (10'9" x 5'10")

A lovely light room having window to front and side and double patio doors to rear currently used as an office, T.V., aerial point and telephone point, LED ceiling spotlights, surround sound, double radiator.

OPEN PLAN KITCHEN DINER

8m x 3.6m (26'2" x 11'9")

A superb kitchen area with fitted gloss wall and base units, cupboards and drawers, granite worktops, inset sink unit with mixer tap. Integrated appliances include dishwasher, double stacked cooker, two 50/50 split fridge freezers. Impressive shaped island with granite worktop, generous overhang creating breakfast bar, inset induction hob, an abundance of storage beneath with cupboards and drawers as well as wine cooler. Attractive marble tiled floor covering, double patio doors to side along with 5m bi-folding doors to rear leading out to patio and garden beyond. LED ceiling spotlights, surround sound, three skylights allowing an abundance of natural light to fill the space.



SNUG

4.4m x 2.7m (14'5" x 8'10")

Double glazed window to side elevation, radiator, T.V., aerial, ceiling spotlights.



FIRST FLOOR

LANDING AREA

With cupboard.

BEDROOM ONE

3.9m x 3.9m (12'9" x 12'9")

A pair of double glazed windows to front elevation, radiator beneath, attractive oak floor covering.



BEDROOM TWO

3.6m x 3m (11'9" x 9'10")

With double patio doors leading out to roof terrace with field views to rear, vertical radiator, oak floor covering, internal door leading to :-



EN-SUITE SHOWER

Comprising modern white suite having white low flush w.c., pedestal wash basin, walk-in shower cubicle with tiled walls and matching floor tiles, window to rear.

BATHROOM

With large Jacuzzi bath having tiled surround, vanity wash basin, white low flush w.c., tiled walls and wooden floor covering, LED ceiling spotlights, radiator.



BEDROOM THREE

3.5m x 2m (11'5" x 6'6")

Window to front and side elevation, radiator beneath, T.V. aerial point.

BEDROOM FOUR

3m x 2.1m (9'10" x 6'10")

Window to front elevation, radiator.

TO THE OUTSIDE

Set behind private electric security gates, attractive Indian stone flagged driveway extends up the side of the property, providing comfortable parking for multiple vehicles leading to :-