

HOME OFFICE

3.5m x 3.1m (11'5" x 10'2")
Vaulted ceiling having Velux window to front elevation, space for corner office table and chair, ceiling spotlights. Doorway leading to generous boarded loft space creating a practical storage with light and power laid on. Wall mounted boiler and pressurised ceiling.

GROUND FLOOR

INNER HALLWAY

With useful understairs storage, vertical radiator, LED ceiling spotlights.

BEDROOM FOUR

3.7m x 3m (12'1" x 9'10")
With double glazed window to front elevation, vertical radiator, T.V. aerial, data socket, decorative ceiling cornice.

GUEST SHOWER ROOM

Well-equipped with a stylish suite comprising large 'his & her's' vanity wash basin with drawers beneath, white low flush w.c., walk in double shower, tiled walls and contemporary wall mounted shower fitting, attractive floor tiles, chrome heated towel rail, LED ceiling spotlights, extractor fan.

GYM/SECOND RECEPTION ROOM

7m x 3m (22'11" x 9'10")
A most versatile space with its own separate entrance, plumbing and provisions to fit a kitchenette if required for a self-contained annex. Enjoying double glazed windows to front and side elevation, a pair of vertical radiators, T.V. aerial, LED ceiling spotlights.

TO THE OUTSIDE

An impressive family home set behind electric security gates revealing a sweeping drive providing comfortable off-street parking for multiple vehicles and serving access to :-

DETACHED TRIPLE GARAGE

8.2m x 5.2m (26'10" x 17'0")
With three manual up and over doors, light and power laid on. With overhead storage, windows to side.

GARDENS

The property enjoys a highly private position with far reaching elevated views, enclosed private gardens to side and rear with established boundary hedging and trees.

Steps lead up to a raised decked area with impressive pergola and Indian stone flagged patio area with direct access off the kitchen. Bin store to rear, outdoor lighting, CCTV fitted cameras.

COUNCIL TAX

Band G (from internet enquiry).

SERVICES

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

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 April 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		
B	(81-91)		
C	(69-80)		78
D	(55-68)	68	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Bardsey ~ Manor Hill, Scarsdale Lane, LS17 9BH

An impressive and most unique property, skilfully arranged over two floors providing versatile accommodation with the benefit of an optional self-contained annexe. Tastefully decorated accommodation extending to approximately 3000 sq ft situated in an elevated position within the highly sought after village of Bardsey.

- Five-bedroom detached home
- A unique design finished to a high specification throughout
- Beautifully presented internally
- Highly private elevated position with manageable gardens
- Three high-end bathrooms
- Stunning open plan living kitchen diner
- Separate dining room and snug area

£999,950 OFFERS OVER FOR THE FREEHOLD

 1  5  3

MISREPRESENTATION ACT

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Premium

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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 turn right into Congreve Approach and first right into Scarsdale Lane. The property is located on the left hand side of the road identified by a Renton & Parr for sale board.

THE PROPERTY

Much improved, this unique home maximises the space and reveals beautifully presented accommodation of approximately 3000 sq ft having the additional benefit of an optional self-contained annexe with plumbing provision in situ.



The accommodation which is largely open-plan to the first floor in further detail giving approximate room dimensions comprises :-

ENTRANCE HALL

With access gained via modern composite front door with double glazed windows to side, generous hallway with stairs leading downstairs to ground floor accommodation, decorative ceiling cornice, LED ceiling spotlights, wall mounted video control panel for security gate.

INNER HALLWAY

With vertical radiator, loft access hatch.

PRINCIPAL BEDROOM

3.8m x 3.8m (12'5" x 12'5")

With bespoke floor to ceiling fitted wardrobes having sliding mirrored doors, double glazed window to side elevation, vertical radiator, internal door leading to :-



LUXURY EN-SUITE SHOWER FACILITY

Fitted with a stylish suite comprising white low flush w.c., vanity wash basin with tiled splashback, large walk-in shower cubicle with tiled walls, luxurious wall mounted shower fitting, attractive wood effect tiled floor covering, part tiled walls, double glazed window to rear, feature towel rail, extractor fan, ceiling spotlights.

BEDROOM TWO

4.1m x 3.6m (13'5" x 11'9")

With double glazed window to front elevation revealing delightful outlook over towards countryside to front, fitted floor to ceiling wardrobes with sliding glazed doors revealing an abundance of hanging, and fitted shelving within, as well as T.V. aerial, data socket/ Vertical radiator.



HOUSE BATHROOM

Finished to an excellent standard and equipped with an attractive white suite comprising low flush w.c., vanity wash basin with drawers beneath, large walk-in shower cubicle, free-standing bath with part tiled walls, heated towel rail, extractor fan, ceiling spotlights.



BEDROOM THREE

3.9m x 3m (12'9" x 9'10")

With double glazed window to front elevation, fitted wardrobe to one side with floor to ceiling sliding mirrored doors, vertical radiator.

LIVING ROOM

6m x 3.7m (19'8" x 12'1")

With aluminium bi-folding doors to front elevation revealing a delightful outlook over adjoining countryside and leading out to terraced area with glass balustrade, comfortable space for dining table and chairs creating an ideal spot for outdoor entertaining and 'al-fresco' dining. A pair of vertical radiators, T.V. aerial, data socket, attractive wood effect laminate floor covering that flows throughout this open plan accommodation. A particular feature of this space being the double cassette style wood burning stove which can be visible from both sides. The space flows seamlessly through into :-



OPEN PLAN KITCHEN

7m x 5m (22'11" x 16'4")

A most impressive kitchen area fitted with a comprehensive range of wall and base units, cupboards and drawers, large central island with Corian work surfaces, inset induction hob with extractor hood above, stainless steel sink unit with mixer tap. Integrated dishwasher below, kick-board hoover, generous breakfast bar with a pair of wine coolers, pelmet lighting. A further bank of floor to ceiling fitted units with integrated

appliances comprising a full height fridge, combination fan oven with grill and microwave, along with warming drawer beneath, AEG coffee machine with warming drawer beneath and additional electric oven. Vertical radiator, LED ceiling spotlights, T.V. aerial, data socket, bi-folding door leading out to rear garden.



UTILITY

3.3m x 2.3m (10'9" x 7'6")

With matching kitchen units, laminate worktop, inset one and a quarter stainless steel sink, double glazed window to rear and side elevation. Integrated freezer, automatic washing machine, space and plumbing for tumble dryer. A vertical radiator, LED ceiling spotlights, double glazed window to side and rear elevation, single door to rear.

DINING AREA WITH SNUG

8.2m x 3.4m (26'10" x 11'1")

With access from the kitchen a comfortable space for large dining table and chairs, light and airy with dual aspect having windows to side and rear, vaulted ceiling with spiral staircase leading up to home office. The snug area, again benefiting from dual aspect with double glazed window to side and front elevation, vertical radiator, T.V. aerial, data socket, LED ceiling spotlights.

