

GARDENS

Decorative front garden behind Dwarf stone wall set largely to lawn with neatly maintained low level flowers and bushes, flagged path to the side provides bin storage area and access to rear garden. Private rear garden is set largely to lawn with timber fencing perimeter to three sides, shaped flower bed borders house a range of neatly maintained bushes and shrubs along with two raised planting areas. Stone flagged patio provides an ideal space for outdoor entertaining along with 'al-fresco' dining in the summer months.



SERVICES

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

COUNCIL TAX

Band E (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.

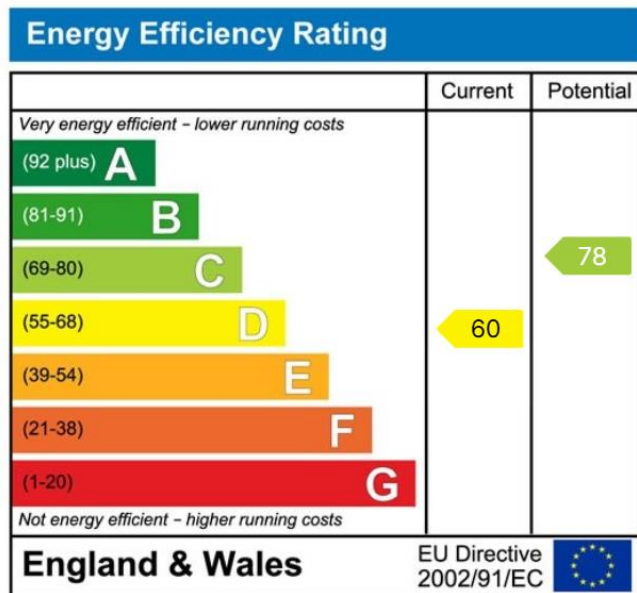
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 May 2024



Bardsey ~ 7 Meadow Close, LS17 8BJ

A spacious three-bedroom detached home occupying a pleasant cul-de-sac position on this established and highly regarded development to the edge of Bardsey village, within easy commuting distance of Leeds city centre.

- An excellent 27ft through living room
- Separate dining room and refitted kitchen
- Generous sized bedrooms, two with fitted wardrobes
- Private gardens to rear
- Integral garage and additional car port
- Off road parking for several vehicles
- Quiet cul-de-sac location

£450,000 PRICE REGION FOR THE FREEHOLD



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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 on the A58 passing through Collingham towards Bardsey. Turn right down Second Avenue and right into Congreve Way. Take the first left onto Meadow Close and the property is located on the left hand side identified with a Renton & Parr for sale board.

THE PROPERTY

Well presented and tastefully decorated this extended three bedroom detached home occupies an excellent position with private gardens to the edge of the popular village of Bardsey. Benefitting from gas fired central heating and double glazed windows throughout, the accommodation in further detail giving approximate room sizes comprises:-

ENTRANCE HALLWAY

Entering through double glazed front door into entrance hallway with staircase leading to first floor, double radiator to side, cloaks storage cupboard.

LIVING ROOM

8.29m x 4.76m (27'2" x 15'7") max overall



A bright and airy through living room with double glazed windows to front and rear along with double glazed rear door onto garden, two double radiators, feature fireplace with polished stone hearth and surround, stone mantle piece and Stovax wood burning stove inset, two pendant light fittings and ceiling cornice.

DINING ROOM

3.94m x 3.01m (12'11" x 9'10") Widening to 4.07m (13'4") With double glazed window onto rear garden, double radiator, central pendant light fitting, stone archway leading to :-



KITCHEN

2.52m x 2.4m (8'3" x 7'10") Refitted with a modern fitted kitchen comprising a range of wall and base units, cupboards and drawers, work surfaces with splashbacks. Integrated appliances include electric double oven with grill function, four ring electric hob with extractor hood above, stainless steel sink unit with drainer and mixer tap and undercounter fridge. Double glazed window and double glazed rear door onto patio area, double radiator, feature wall of exposed stone work, central light fitting and tile effect vinyl floor covering.



FOYER

1.61m x 1.57m (5'3" x 5'1")

With double glazed window and doorway onto carport. Attractive exposed stonework, central light fitting and tile effect vinyl floor covering.

DOWNSTAIRS W.C.

Fitted with low flush w.c., corner mounted wash basin with tiled splashback, central light fitting and tile effect vinyl floor covering.

FIRST FLOOR

LANDING

With loft access hatch, airing cupboard providing useful eaves storage and housing insulated water tank, central pendant light fitting.

BEDROOM ONE

4.8m x 3.67m (15'8" x 12'0") max overall

With large double glazed window to front, double radiator beneath, fitted wardrobes run the length of one wall and two further fitted wardrobe cupboards, central pendant light fitting.



BEDROOM TWO

4.76m x 3.01m (15'7" x 9'10") max into bay



With double glazed dormer window to front, single radiator, central pendant light fitting and one built in wardrobe and one eaves storage cupboard.

BEDROOM THREE

3.7m x 2.09m (12'1" x 6'10")

Double glazed window, single radiator to side and central pendant light fitting.



HOUSE BATHROOM

2.6m x 1.87m (8'6" x 6'1")

Fitted with a modern white three piece suite comprising low flush w.c., vanity wash basin with storage cupboards and work surface surround, shaped panelled bath with shower and screen above, part tiled walls, tiled flooring, double glazed window, chrome heated towel rail, recess ceiling lighting and extractor fan.



TO THE OUTSIDE

Tarmac driveway and additional carport provide off-road parking for several vehicles along with access to :-

INTEGRAL GARAGE

5m x 3.04m (16'4" x 9'11") max

With electric up and over garage door, window to side, light and power laid on.