



**TENURE**  
Freehold

**COUNCIL TAX**  
Band E (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.

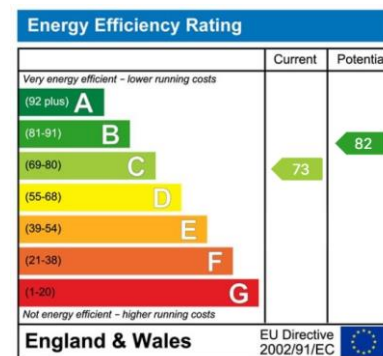
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 September 2024



## Bardsey ~ 11 Congreve Way, Leeds, LS17 9BG

A stunning new build home recently finished to an exacting standard throughout, offering spacious contemporary living accommodation of just under 3,000 sq ft. This individual executive home is quietly positioned on a generous corner plot in the highly sought-after village of Bardsey. The property boasts south-facing private gardens to the rear with patio area providing a perfect space for outdoor enjoyment and dining. Together with a balcony from the master bedroom offering far-reaching, elevated views towards the picturesque villages of Compton and East Rigton.

- Contemporary family home of generous proportions
- Four double bedrooms, three with luxury ensuite facilities
- Stylish open plan dining kitchen with quality integrated appliances
- Impressive living room and family room
- Choice corner plot with private south facing gardens
- Principal bedroom suite with dressing room, ensuite shower and private balcony
- Individual new build property boasting light and space
- Beautifully presented throughout with attention to detail
- Generous driveway to front

**£1,150,000** PRICE REGION



### MISREPRESENTATION ACT

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01937 582731  
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**Property Description:-**

This recently completed four-bedroom family home offers beautifully presented accommodation, totalling approximately 3,000 sqft altogether situated on a choice corner plot within a highly sought-after residential development.

On the ground floor, an impressive front door with tall side windows allow natural light to flood the large welcoming entrance hall, adorned with attractive wall panelling and featuring a return staircase leading to the first floor. There is a stylish cloakroom and a rear door for easy outdoor access, an inner hallway provides access to a boiler room and study/utility area, enhancing the home's functionality. With window to front and bi-folding doors to rear a bright and spacious family room offers a perfect space for relaxation, while a large lounge adds further living accommodation, ideal for entertaining featuring a media wall with open shelving and a contemporary electric fire.

The superb open-plan dining kitchen and living area serve as the heart of the home. The kitchen is comprehensively fitted with a range of contemporary wall and base units, granite worktops and integrated appliances, including two fridge freezers, oven, gas hob and microwave. An impressive central island with an inset sink unit, dishwasher, wine cooler and breakfast bar completes this stylish space. Herringbone LVT floor tiles flow seamlessly into the sitting area and further into the dining room, which features a picture window overlooking the private south facing gardens and bi-folding doors that open onto the patio.

On the first floor, a sensational galleried landing with bespoke wall panelling and large picture windows at the front and rear allows an abundance of light to fill the space while revealing far-reaching views to the rear. The principal bedroom boasts balcony doors with delightful views, a dressing room and a luxury en-suite bathroom with striking wall and floor tiles together with "his & hers" wash basins. Bedroom two is another generously sized room with window to the front and Juliet doors to the rear, complemented by a luxurious en-suite with high end fixtures and eye catching tiles. Bedroom three also benefits from an en-suite, while bedroom four is a comfortable double room served by the elegant house bathroom fitted with quality Burlington sanitary ware.

To the outside, the property is set behind a charming stone wall and features a large newly laid block paved driveway, providing ample off-street parking. A manageable garden to the front and a stone flagged path extends down the side leading to a level, south-facing lawned garden. The patio area, accessible from the kitchen creates the ideal space for outdoor dining and relaxation.

New build properties of this size and quality seldom come to the market in this popular village so an early viewing is advised to avoid disappointment.

