



**TENURE**  
Freehold

**COUNCIL TAX**  
Band D (from internet enquiry)

**AGENTS NOTE**  
Please note under the terms of the Estate Agents Act, we disclose an employee of Renton & Parr is selling this property.

**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.

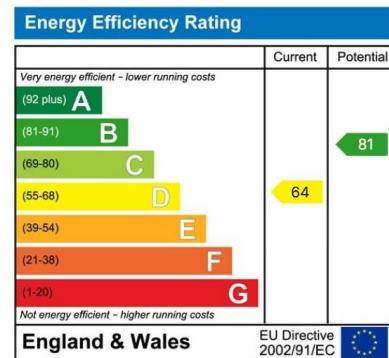
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 ~ Thorpe Hill, Wood Lane, LS17 9AW

A substantially extended and much improved 4-bedroom semi-detached family house enjoying established garden grounds of approximately 0.18 acre. Occupying a leafy location with elevated south westerly views towards Bardsey old village.

- Elevated position overlooking established private garden
- Lounge and separate dining room
- Modern kitchen with integrated appliances, granite worktops and underfloor heating
- Gas central heating and double-glazed windows
- 4 bedrooms, three with fitted wardrobes
- En suite and refitted family bathroom with underfloor heating

**£575,000** PRICE REGION



### 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

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## Summary

Nestled in a peaceful location in the highly desirable village of Bardsey, Thorpe Hill is an extended 4-bedroom semi-detached house providing spacious well-proportioned family accommodation well maintained and tastefully decorated throughout. The property exudes a stylish and homely feel, with plenty of natural light flooding through the double-glazed windows, creating a bright and inviting atmosphere.

In brief the property comprises; A rear entrance hall, a well-fitted modern kitchen with granite worktops, integrated appliances including Neff oven, combi oven and warming drawer, dishwasher, Bosch induction hob an island bar with cupboards under, wine cooler, and tiled floor with underfloor heating. A utility room off the kitchen has matching granite work tops with underset sink and plumbing for washer and space for tumble dryer. There are two reception rooms with serving hatch to the dining room and feature gas fire to the lounge. A modern downstairs toilet with Laufen suite complements the ground floor space.

On the first floor a split-level landing leads to 4 bedrooms in total. There are Three double rooms each with fitted wardrobes with the principal bedroom having its own four-piece en-suite shower room. The fourth bedroom or study is located at the front and like others enjoys delightful views over the garden and fields beyond. The family bathroom has been refitted and features a four-piece Laufen suite and underfloor heating.

To the outside the property has a driveway off Wood Lane leading to a Double Garage having electric up and over door, light, power and EV charger together with an inspection pit for the car enthusiast.

The house features a generous rear garden including an elevated decked area with light and power and enjoys views over the garden, a lawned section on two levels with meandering gravel paths and steps through bushes and shrubs to the bottom section where there is a fence onto Wetherby Road. Perfect for anyone with a keen gardening interest.

The garden offers a peaceful retreat, ideal for relaxing or entertaining guests with seating area, patio and sun house.

Total floor area 136.0 sq.m. (1,464 sq.ft.) Approx

