



TENURE
Freehold.

COUNCIL TAX
Band F (from internet enquiry).

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

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

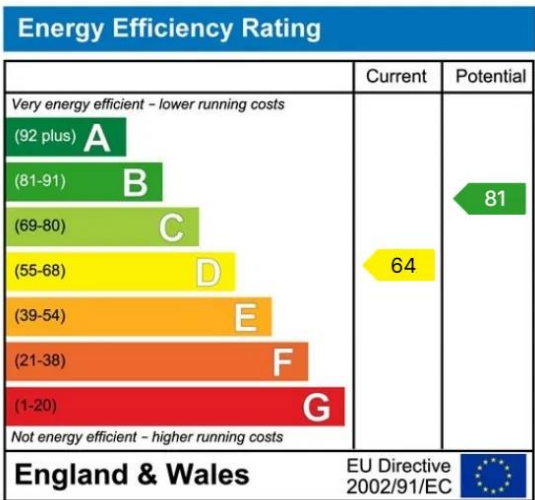
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 May 2025



Bardsey ~ 20 Cornmill Lane, LS17 9EQ

Offered on the open market for the first time in over 42 years an extended stone built 5 bedroom 2 bathroom detached family house available with no onward chain.

- Spacious family accommodation
- Lounge, dining room and conservatory
- Kitchen and separate utility room
- Principal bedroom with ensuite dressing room and Bathroom
- Four further bedrooms and house bathroom
- Gas central heating and replacement double glazing
- Integral double garage
- Gardens to front and rear with stream as a backdrop

£700,000 PRICE REGION

2 5 2

MISREPRESENTATION ACT

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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.
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Property Description

Cornmill Lane, Bardsey – Detached Family Home with Streamside Garden

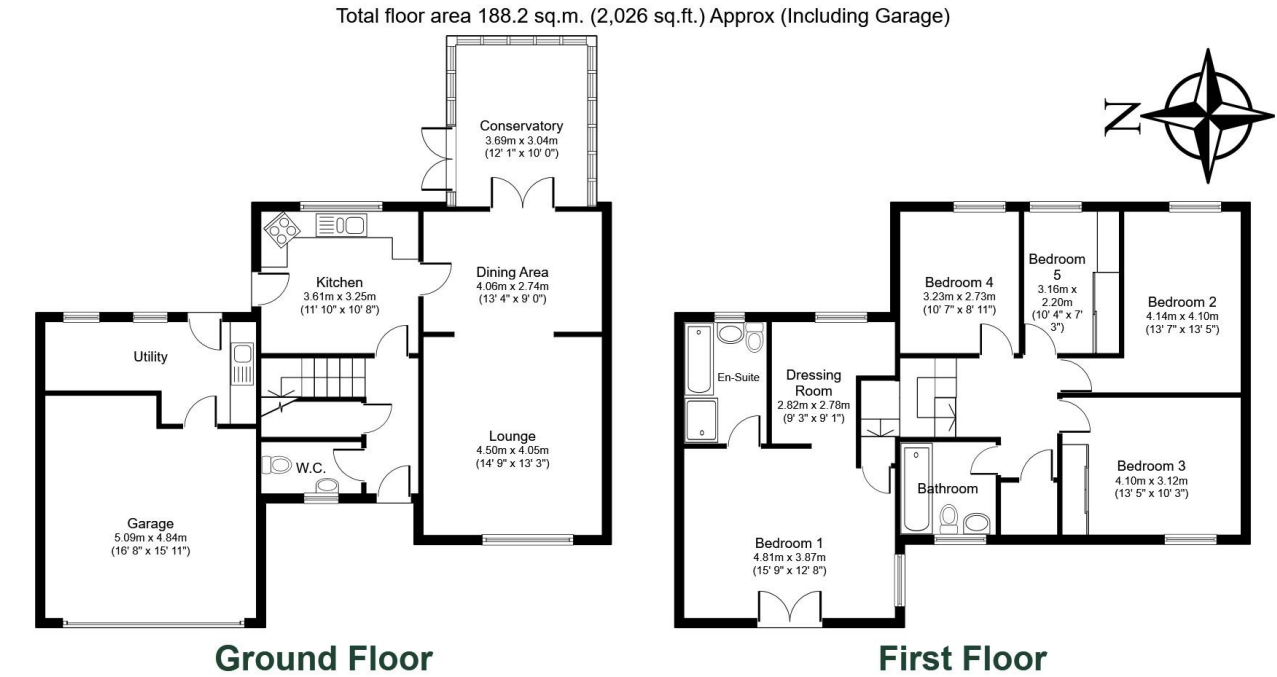
Offered to the market for the first time, this stone-built detached family home is located in a quiet cul-de-sac in the sought-after village of Bardsey, ideally positioned between Leeds and Wetherby. Built circa 1983 and extended around 25 years ago, the property offers well-proportioned accommodation and is available with no onward chain.

The ground floor includes an entrance porch, hallway, cloakroom/WC, a spacious lounge with archway to the dining area, and a rear conservatory. The kitchen, which would benefit from updating, includes a double oven, microwave, and hob, with access to a separate utility room. Upstairs, a split-level landing leads to five bedrooms. The principal bedroom with Juliet balcony features an en suite dressing room and a four-piece en suite bathroom. Two of the additional bedrooms have fitted wardrobes, and there is a fully tiled family bathroom with white suite.

The house benefits from gas central heating, double glazed windows and doors, and a part-boarded, insulated loft. Outside, there is an open-plan front lawn, a side path with wrought iron gate, and a rear garden with patio, lawn, and flower beds. Steps lead down to a stream at the bottom of the garden, with mature planting on either side. There is also a store room beneath the conservatory and an integral garage with electric door.

An excellent opportunity to update a well-built home in a popular village location.

Carpets, curtains and light fittings are included in the sale.



NOT TO SCALE For layout guidance only

