



**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.

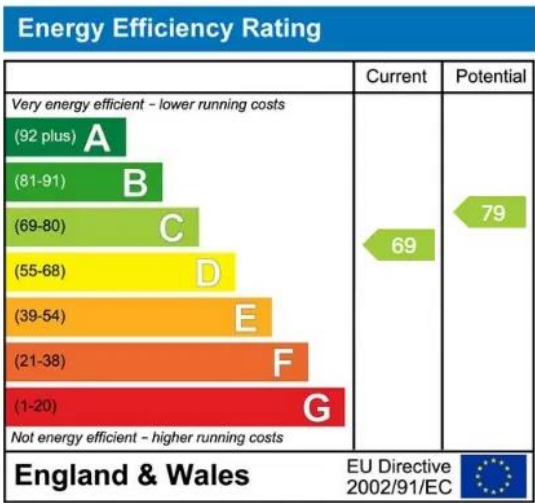
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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



**Barsdey ~ Hillview House, Wetherby Road, LS17 9BB**

A traditional 1930`s detached family house offered on the open market for the first time in 45 years, occupying an elevated cul de sac position set back from Wetherby Road with long distance views and fields to the rear.

- Two generous size reception rooms
- Breakfast kitchen with French doors to rear garden
- Downstairs wc and access to integral garage
- 4 bedrooms one with en suite and house bathroom
- Gas central heating and double glazed
- Sweeping lawned gardens to three sides

**£650,000** PRICE REGION



**MISREPRESENTATION ACT**

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Property Description

Hillview is a traditional 1930s bay-fronted detached family home, offered to the open market for the first time in 45 years. Situated in an elevated cul-de-sac position, set back from Wetherby Road, the property enjoys far-reaching views to the front and open fields to the rear, creating a rare combination of privacy, space, and rural outlook.

This much-loved home has been carefully maintained over the years and now presents an exciting opportunity for a new family to modernise and make it their own. The accommodation is well-proportioned throughout and benefits from gas-fired central heating and double glazing.

On the ground floor, the entrance hall is spacious and welcoming, with a staircase rising to the first floor. The front-facing lounge is filled with natural light from the bay window and features a brick fireplace with a coal-effect fire and a raised display plinth. Double doors open into the generous dining room, creating a versatile space for family life or entertaining.

To the rear of the property is a large breakfast kitchen, fitted with cream-fronted wall and base units, worktops, a tiled floor, and a Belling range cooker with five-ring gas hob. A breakfast bar provides additional seating, and French doors open directly onto the garden. A side lobby connects to a ground floor WC and provides access to the integral garage with electric roller shutter door.

Upstairs, the landing leads to four bedrooms and a family bathroom. The principal bedroom enjoys elevated views to the front, built-in wardrobes, and en suite shower room. The second bedroom overlooks open countryside to the rear and also features fitted wardrobes. Bedroom three benefits from dual-aspect windows to the front and rear, while bedroom four, currently used as a study, takes in views across the front garden. The fully tiled house bathroom includes a four-piece white suite.

Externally, Hillview is surrounded by mature, gently sloping gardens to three sides, designed to provide privacy and colour year-round. The gardens include sweeping lawns, borders, and a variety of established trees and shrubs, such as cherry blossom, lilac, and apple. A block paved driveway provides off-street parking and leads to the integral garage. The property is further enhanced by outside lighting, power, a water tap, and a garden shed.

Located in the sought-after village of Bardsey, Hillview offers the charm of village life with easy access to both Wetherby and Leeds. The village features a well-regarded primary school, a popular pub, and scenic countryside walks, making it ideal for families and those seeking a peaceful yet well-connected setting.

