



TENURE

Freehold

COUNCIL TAX

Band E from internet enquiry.

SERVICES

We understand there are mains electric and water. LPG heating. Drainage is by a private supply

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 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Bardsey ~ Fernleigh, 120 Blackmoor Lane, LS17 9DZ

An individual stone built detached bungalow enjoying a semi rural location adjacent to Glenfield caravan park with open fields to the front and large garden. Available with no onward chain.

- Scope for modernisation and extension stp
- Lounge, kitchen, utility room and conservatory
- Two double bedrooms and shower room
- Converted loft space with washroom wc and additional loft area
- Generous sized gardens to side and rear
- Outbuilding/garage/workshop

£650,000 PRICE REGION

 1  3  1

MISREPRESENTATION ACT

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& Parr**

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Premium

All-round excellence, all round Wetherby since 1950

Property Description

This individual stone-built detached bungalow occupies a generous plot in a semi rural location on the edge of Bardsey, adjacent to Glenfield Caravan Park. While not entirely secluded, the property does enjoy open views across farmland to the front, giving a sense of space and countryside character.

Set back from the lane with off road parking, the bungalow includes a large outbuilding, ideal for storage, workshop use, or future development (subject to planning). The home is offered with no onward chain, making it an attractive proposition for buyers looking to modernise and potentially extend.

Internally, the accommodation comprises an entrance porch, hallway, a comfortable lounge, and a well fitted kitchen with integrated appliances, which is complemented by a separate utility room and cloaks/wc. A conservatory to the side adds additional living space. There are two double bedrooms, along with a shower room featuring tiled walls, a WC, and wash basin.

A staircase leads up to a converted loft space, with windows to the side and rear and a small washroom including WC and basin. A further loft area lies beyond, accessible through a door, offering further storage or conversion potential.

Outside, there’s an open plan lawned garden to the front, an enclosed rear garden, and a particularly generous sized side garden where the **outbuilding** is located and the surrounding area offers easy access to countryside walks.

The property is **in need of modernisation throughout**, but offers excellent scope for improvement or extension, subject to the usual consents. A great opportunity to create a bespoke home in a village setting with both rural views and access to local amenities.

