







Bardsey ~ 7 Russell Court, Church Lane, LS17 9DN

£147,000

A well presented first floor two-bedroom flat set in the very heart of Bardsey village, offering light and comfortable accommodation with communal gardens and allocated parking. Ideally placed within walking distance of the Bingley Arms and offered with no onward chain.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Council Tax Band: C

Tenure: Leasehold






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Property Description

A well presented first-floor, two double bedroom leasehold flat with the benefit of well-maintained communal gardens and allocated parking, located on this popular purpose built development for over 55s set within the very heart of Bardsey village.

The accommodation offers light and comfortable living throughout with gas fired central heating and in further detail comprises:-

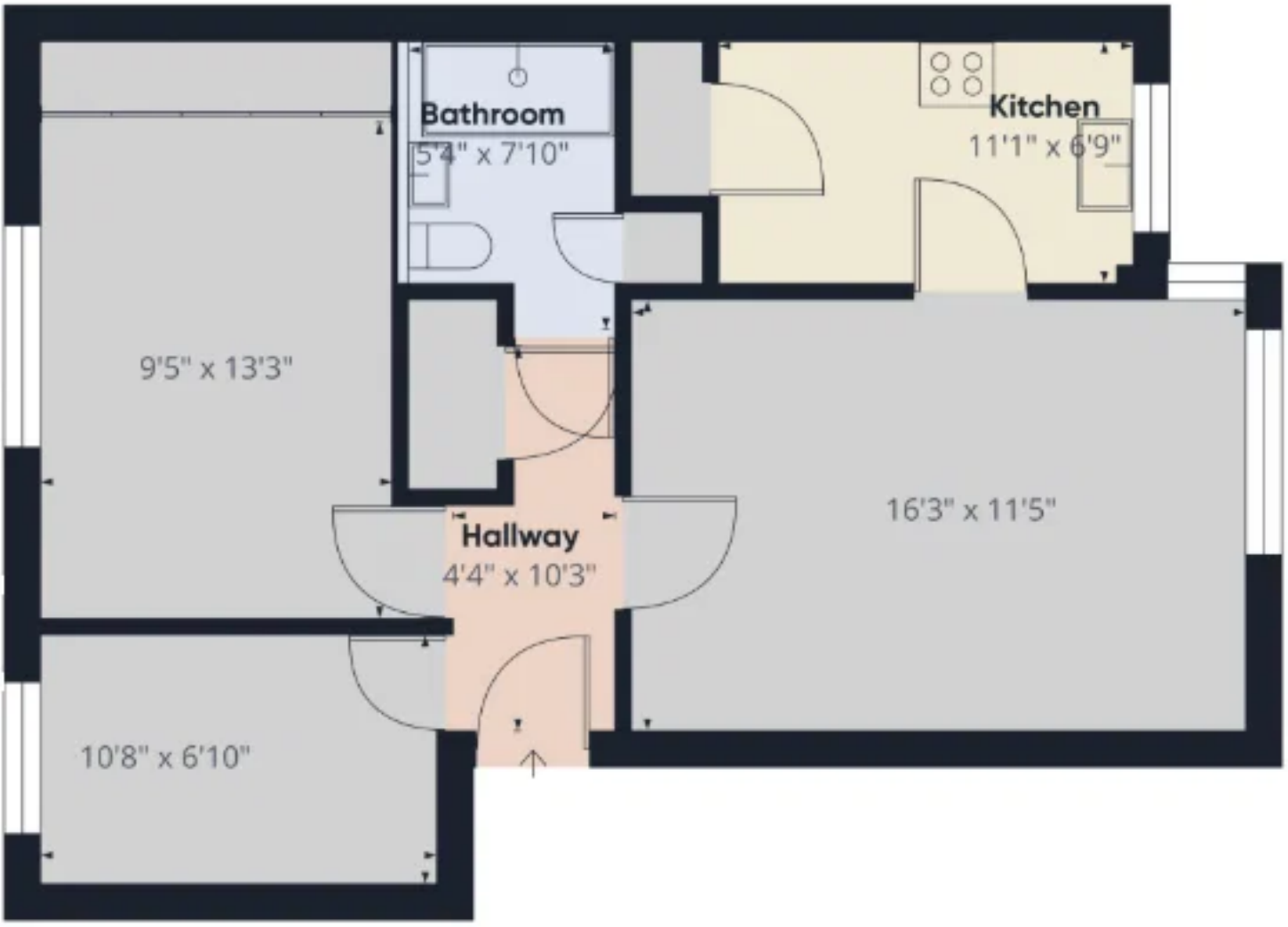
A spacious sitting room enjoys a pleasant outlook to the front elevation, centred around an electric fire with radiator beneath the window. A doorway leads through to the modern fitted kitchen, appointed with a range of contemporary wall and base units, integrated oven with ceramic hob and extractor above, together with space and plumbing for an automatic washing machine and space for a fridge/freezer. A useful cupboard houses the gas-fired boiler.

There are two double bedrooms positioned to the rear, the principal featuring fitted floor-to-ceiling wardrobes with sliding doors. Both rooms are served by a practical wet room with non-slip floor, walk-in shower area, low flush WC, pedestal wash basin and an additional linen cupboard providing valuable storage.

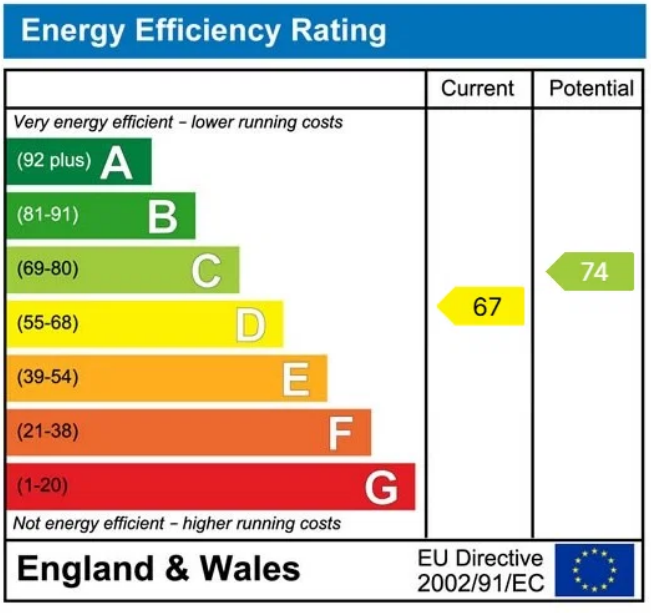
Externally, Russell Court forms a purpose built development of ground and first-floor flats exclusively for the over 55's conveniently placed within walking distance of the renowned Bingley Arms pub and restaurant. Situated in the very centre of Bardsey, the property is offered with no onward chain.

Tenure

Leasehold. The remainder of an extended lease from November 2025 to March 2174. Ground rent £24 per annum. Service charge £2124 per annum.


Bathroom
5'4" x 7'10"
Kitchen
11'1" x 6'9"
9'5" x 13'3"
Hallway
4'4" x 10'3"
16'3" x 11'5"
10'8" x 6'10"




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
67
74
England & Wales
EU Directive 2002/91/EC

Details prepared February 2026

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.

VIEWINGS
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

ANTI-MONEY LAUNDERING CHECKS
We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £35.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

MISPREPRESENTATION ACT
Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice :-

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 authority to make or give any representation or warranty whatever in relation to this property.







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