



2 Hetchell Court, Bardsey, LS17 9BY



Key Features

- Gated development of just three properties
- Stunning open plan living/dining kitchen
- Double doors to private rear garden
- Lounge with French doors to raised sun deck
- Additional family/games room
- Principal bedroom with modern ensuite
- Three further double bedrooms
- Contemporary house bathroom
- Integral double garage and landscaped gardens
- Highly sought after village setting



A wonderful four bedroom detached family home, set within a gated development of just three properties, located in the heart of Bardsey village.





Occupying a prime position within the heart of one of the region's most sought after villages is this four bedroom detached home. Set within an exclusive development, the property provides spacious and versatile accommodation throughout and has been the subject of various improvements.

A spacious and airy entrance hallway welcomes you into the property and provides access to all the ground floor accommodation. Leading from the entrance hallway is an open plan reception room, ideal as a family room or games room, which in turn leads to lounge with a modern fireplace and French style patio doors which give access to the raised sun deck to the front of the property, enjoying afternoon and evening sun. At the heart of this wonderful home lies a truly sensational open plan living/dining kitchen which boasts several high quality fitted appliances, Quartz worktops and double doors which lead to the private rear garden. The open plan kitchen area offers a central island and generous amounts of space for a both sitting and dining areas, ideal for family living.

Stairs from the entrance hallway lead to the lower ground floor which incorporates secure access to the integral double garage and utility room, which houses the boiler.


A further staircase leads to the first floor and to a split level landing. The principal bedroom benefits from fitted furniture and a modern ensuite bathroom. There are a further three good size double bedrooms, alongside a spacious and contemporary house bathroom.

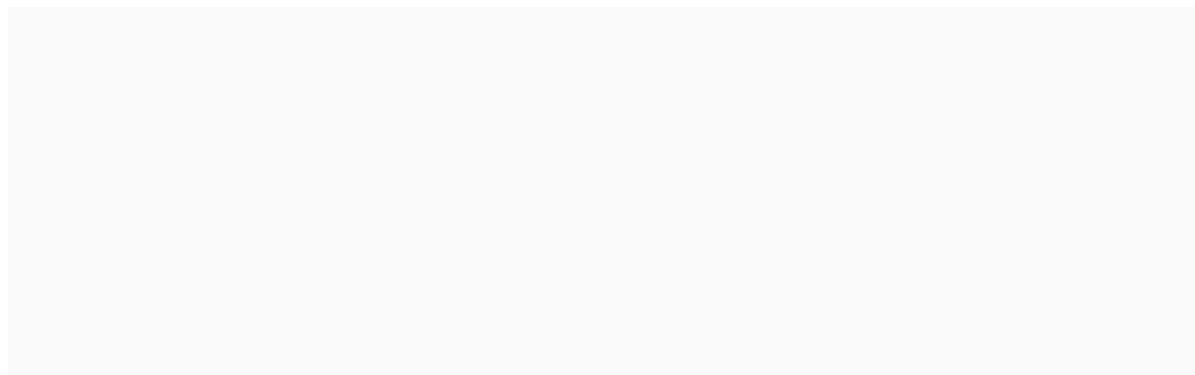
The grounds of this home are well enclosed and provide an excellent degree of privacy. The driveway leads to a double garage with electronically operated garage door. To the front of the property stands a large raised deck area which offers a westerly facing aspect. There is a lawned garden to the rear of the property, along with a stone flagged patio area that provides an ideal space for all the family to enjoy. Beyond the lawn is a pretty raised rockery area with an abundance of shrubs and mature planting,

The historic village of Bardsey has a primary school, a Parish Church, a village hall, tennis courts and a sports club. The Bingley Arms public house is within walking distance and there are some beautiful walks in the nearby Hetchell woods. Bardsey is further well served by numerous facilities including golf courses, shops and schools, whilst providing easy access to the market town of Wetherby, Harrogate and Leeds. The national motorway network is also within easy reach.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.

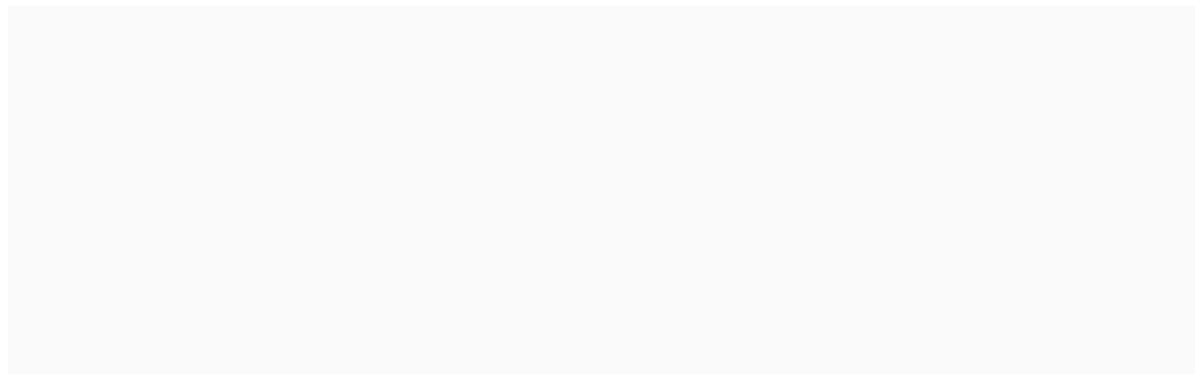
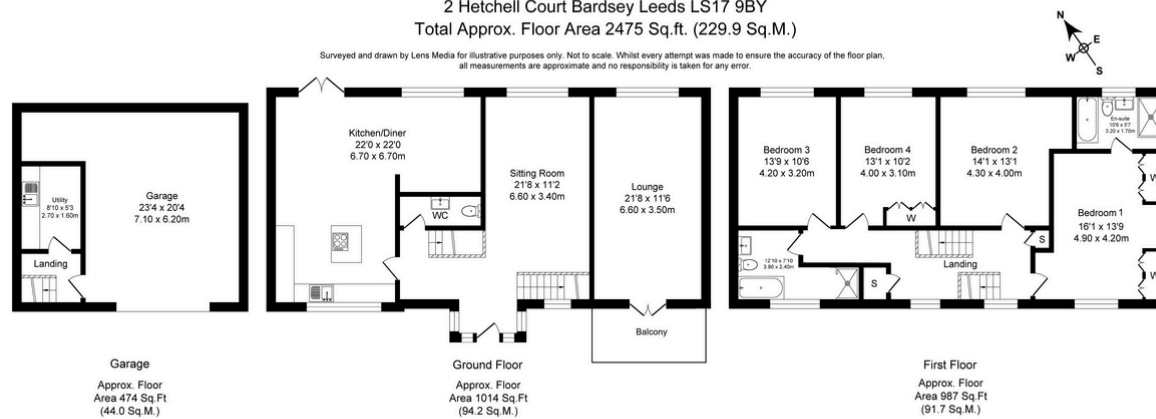


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



2 Hetchell Court Bardsey Leeds LS17 9BY
Total Approx. Floor Area 2475 Sq.ft. (229.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Tenure Type: Freehold
Council Tax Band: G
Council Authority: Leeds City Council

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