

**INTEGRAL GARAGE**

16' 8" x 9' 10" (5.1m x 3m)

With roller electric door, wall mounted Worcester gas fired central heating boiler, further storage cupboard, lights and power laid on.

**VIEWING**

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

Details prepared March 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

**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.



**Bardsey ~ 30 Congreve Way, LS17 9BG**

A well proportioned dormer style three bedroom detached property pleasantly situated on this established residential location between Collingham and Bardsey village, with easy access to surrounding countryside and commuting to Wetherby and Leeds. The property occupies a sought after elevated position with far reaching

- Elevated position enjoying far reaching countryside views
- 27' living room with French doors to garden
- Integral garage, off road parking and additional car port
- Lawned gardens to front and rear
- Providing opportunity for modernisation and further extension
- Available with no upward chain



**2 Recep**

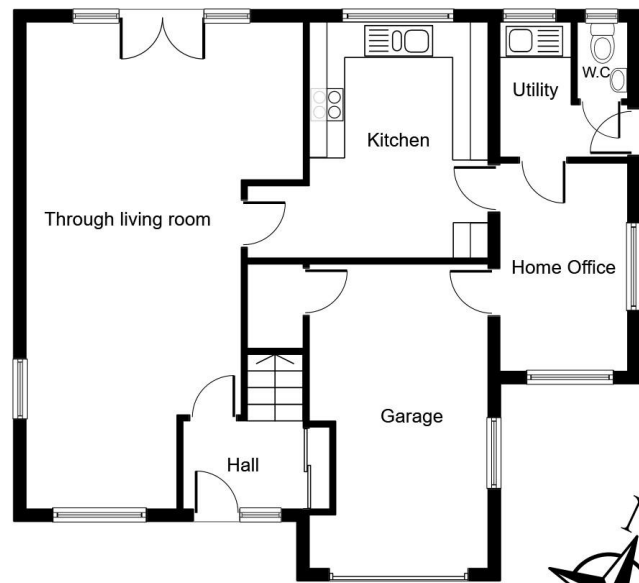


**3 Beds**



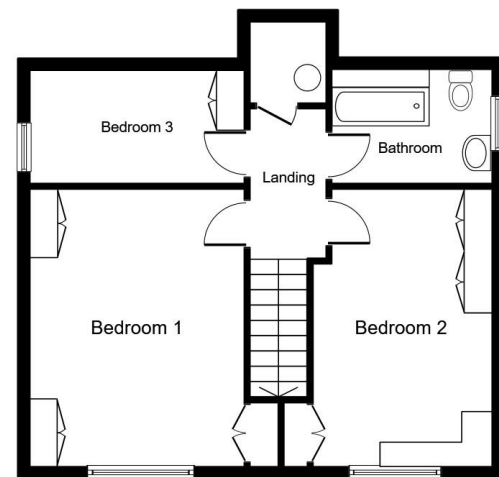
**1 Bath**

**£465,000** PRICE REGION FOR THE FREEHOLD



**Ground Floor**

Floor Area 81.7 sq.m. (879 sq.ft.) Approx



**First Floor**

Floor Area 53.7 sq.m. (578 sq.ft.) Approx

30 Congreve Way, Bardsey, Leeds, LS17 9BG

Total floor area 135.3 sq.m. (1,457 sq.ft.) Approx (Including Garage)

NOT TO SCALE For layout guidance only

**MISREPRESENTATION ACT**

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

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.
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## BARDSEY

Bardsey is an attractive and sought after village situated off the A58 Leeds/Wetherby Road, within close travelling distance to the A1 and M1 link road. Leeds is only some 8 miles with other West Yorkshire centres and Leeds/Bradford Airport close by. The village has its own school and amenities with a larger selection of facilities available in the nearby Market Town of Wetherby, including Golf Course, Indoor Swimming Pool.

The village is steeped in history and was the home of the Celtic Bards with a church dating back to Saxon times and an interesting relic of a bygone age close by known as "Castle Hill" which was probably a Celtic strong hold.

## DIRECTIONS

Proceeding from Wetherby towards Leeds along the A58 passing through Collingham, after a short distance turn right into Congreve Approach, bear left and proceed along Congreve Way following the road round until the property is identified on the right hand side by a Renton & Parr for sale board

## THE PROPERTY

An attractive three bedroom dormer style detached house occupying an elevated position with far reaching country views. Having been extended to the ground floor, the property now provides an opportunity for further modernisation and extension subject to the necessary planning consents.



Offered for sale with the benefit of no upward chain, the accommodation in further detail giving approximate room sizes comprises:-

## ENTRANCE HALL

With double radiator to side, cloaks cupboard leading to first floor.

## THROUGH LIVING ROOM

27'0" x 11'11" (8.25m x 3.65m) Widening to 4.69m  
A light and bright living room with double glazed windows to front and rear, coal effect "living flame" gas fire place and stone surround, double glazed French doors to rear leading onto garden, three radiators, pendant and wall lighting, doorway leading to :-



## BREAKFAST KITCHEN

12'10" x 9'10" (3.92m x 3m)  
Fitted with a range of wall and base units including cupboards and drawers, laminate work surfaces, one and a half bowl stainless steel sink with mixer tap, electric oven with four ring hob and extractor hood above, integrated fridge and freezer, double radiator, double glazed window to rear with open aspect over garden and views beyond.



## HOME OFFICE

11'5" x 6'10" (3.5m x 2.1m)  
With double glazed windows to two sides, double radiator.

## UTILITY

With double glazed window, work surface and storage cupboard, laminate worktop with sink unit, space and plumbing for automatic washing machine.

## W.C.

With low flush w.c., and pedestal wash basin, tiled walls, tiled floor, radiator and window to rear. Side door leading to covered carport.

## FIRST FLOOR

### LANDING

With airing cupboard housing hot water cylinder and ample eaves storage, pendant lighting, access via loft ladder to boarded out loft, providing good storage.

### BEDROOM ONE

15'5" x 11'9" (4.7m x 3.6m)  
With fitted wardrobes to two sides, radiator, double glazed window to front affording far reaching views over the valley towards East Keswick.



### BEDROOM TWO

15'4" x 9'10" (4.69m x 3m)  
Complete with fitted wardrobes to two sides, radiator, double glazed window to front.



### BEDROOM THREE

11'10" x 6'5" (3.62m x 1.97m)  
With fitted wardrobe, radiator, double glazed window to

side aspect enjoying country views across the valley.

## HOUSE BATHROOM

8'6" x 6'2" (2.6m x 1.9m)  
A coloured suite comprising low flush w.c., pedestal wash basin, panelled bath with electric shower above, tiled walls, radiator and double glazed window.



## TO THE OUTSIDE

A block paved driveway to the front provides ample off-street parking for several cars, together with stone covered carport providing further parking space, bin store and side access to the rear garden. The front garden is set mainly to lawn, boarded with attractive established shrubs and bushes and low stone wall to front. The garden extends round to the side and through handgate which provides access to rear garden.



Rear garden set mainly to lawn boarded with established hedging and bushes, positioned to benefit from open aspect over adjoining fields and views beyond.

A low stone wall and paved patio area provides space for 'al-fresco' dining and outdoor entertaining.