

shaver socket, heated towel rail.

BEDROOM FOUR

With double glazed window to rear, radiator.

TO THE OUTSIDE

To the front a gently sloping block paved driveway provides comfortable off-street parking and serves access to :-

INTEGRAL GARAGE

16' 8" x 9' 6" (5.1m x 2.9m)

With electric up and over door, light and power laid on.

GARDENS

Being a particular feature of this property are the well established and well-stocked gardens to front and rear. The front laid mainly to lawn with shaped borders as well as established trees and bushes to the perimeter, A stone flagged path leads to a handgate at the side which continues round to the rear garden. Enclosed and highly private this generous south facing rear garden boasts a variety of established plants, shrubs, bushes and trees including a splendid Scott's pine, altogether revealing a fantastic array of colour and variation. A number of level hardstanding seating areas, ornamental ponds, two garden sheds and greenhouse, outside water tap. Handgate at the bottom of the garden leads to the "ornamental gardens" for the development.



COUNCIL TAX

Band F (from internet enquiry).

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 June 2021

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



Bardsey ~ 21 Congreve Way, Bardsey, LS17 9BG

A deceptively spacious skilfully and extended four bedroom detached family home enjoying a highly private position on this sought-after residential development with a delightful mature south facing garden and elevated views to rear and side.

- Four bedroom detached family home
- Three reception rooms
- Scope for modernisation and further development
- Driveway parking, integral garage
- Excellent private rear garden
- Large south facing patio
- Generous house bathroom and en-suite shower



3 Recep 4 Beds 1 Bath 1 En-suite

£575,000 OFFERS OVER FOR THE FREEHOLD

MISREPRESENTATION ACT

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CHARTERED SURVEYORS
ESTATE AGENTS
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Premium

All-round excellence, all round Wetherby since 1950

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 left hand side by a Renton & Parr for sale board



THE PROPERTY

Skilfully extended this generous four bedroom detached family home offers potential for further modernisation and cosmetic improvement throughout to personal taste.. Benefiting from wooden frame double glazed windows, gas fired central heating, the accommodation in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORCH

With hardwood front door with glazed panelling, tiled floor covering, cloaks cupboard, internal door leading to :-

HALLWAY

Tiled floor, single radiator, double doors leading to further cloaks cupboard, archway into :-

INNER HALLWAY

With additional radiator, returned staircase to first floor, useful understairs storage cupboard.

DOWNSTAIRS W.C.

A coloured suite comprising low flush w.c., pedestal wash basin, single radiator, window to side elevation, extractor fan.

SNUG

13'1" x 11'5" (4m x 3.5m)

With large double glazed wooden frame window to rear, glazed door to side and rear, attractive cast iron fireplace with "living flame" coal effect gas fire, tiled inset, with marble hearth, pine surround and mantle piece, decorative ceiling cornice.



DINING KITCHEN

20'4" x 9'2" (6.2m x 2.8m)

A galley style kitchen with fitted wall and base units, cupboards and drawers, worktops with inset one and a quarter stainless steel sink unit with mixer tap, integrated oven, four ring induction hob with extractor hood above, double glazed window to side, decorative ceiling cornice.

Dining area with ample space for dining table and chairs, double glazed wooden frame window to rear revealing a delightful outlook over mature south facing gardens, double radiator beneath, decorative ceiling cornice.

UTILITY

14'5" x 7'6" (4.4m x 2.3m)

With a range of wall and base units, laminate work tops, space and plumbing for automatic washing machine, dishwasher, space for American style fridge freezer, wood effect laminate floor covering, window to side along with glazed door. Useful store cupboard.

SITTING ROOM

18'8" x 9'2" (5.7m x 2.8m)

A lovely light room with large double glazed windows to side and generous sliding patio door to rear, wooden floor

covering, T.V. aerial, decorative ceiling cornice, double radiator.



'L' SHAPED DINING ROOM

19'4" x 17'4" (5.9m x 5.3m) Narrowing to (3.4m)

With double glazed wooden frame windows to front elevation, double radiator beneath, wooden floor covering, ample space for dining table and chairs, stone fireplace with "living flame" coal effect gas fire, attractive stone hearth, decorative ceiling cornice, telephone point.



FIRST FLOOR

SPLIT LANDING

Landing area to front with Velux window, a charming circular double glazed window to side revealing a splendid outlook over countryside and fields, eaves storage.

BEDROOM THREE

14'1" x 10'5" (4.3m x 3.2m)

With double glazed bay window to front, deep window sill beneath, double radiator, decorative ceiling cornice.

LANDING AREA TWO

With decorative ceiling cornice, loft access hatch, useful store cupboard.

PRINCIPAL BEDROOM

15'1" x 11'1" (4.6m x 3.4m)



A light room with far reaching elevated views to both rear and side elevation, single radiator, decorative ceiling cornice, fitted wardrobes with mirrored doors to one side. Sliding patio doors lead out onto fenced roof terrace.

BEDROOM TWO

9'6" x 7'10" (2.9m x 2.4m)

With double glazed window to rear elevation. Radiator beneath, decorative ceiling cornice.



EN-SUITE SHOWER

Vanity wash basin with cupboard beneath, low flush w.c., concealed cistern, corner shower cubicle with tiled walls and wall mounted Mira shower, two double glazed windows to side elevation, single radiator, eaves storage, extractor fan.

HOUSE BATHROOM

A generous house bathroom with four piece suite comprising bidet, pedestal wash basin, low flush w.c., panelled bath and walk-in shower cubicle with tiled walls, window to side elevation, useful eaves storage and two further cupboards, decorative ceiling cornice, double