

DETACHED EXTERNAL STORE

19'7" x 9'2" (5.99m x 2.81m)

With manual up and over front door, side door access, light and power laid on.

GARDENS

A stone flagged patio area at the front neatly bordered with close cut hedging.



The rear garden enjoys long stone flagged patio area providing the ideal space for outdoor entertaining and 'al-fresco' dining. Beyond the extremely well maintained garden is set mainly to lawn with attractive feature flower bed and rockery. The garden is bordered with close cut hedging to either side, stone wall at the base of the garden bordered with low level shrubs abuts stunning open aspect affording far reaching views over adjoining undulating countryside.



COUNCIL TAX

Band D (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 July 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Bardsey ~ 40 Blackmoor Lane, LS17 9DY

An extended three bedroom "cottage-style" semi-detached home enjoying a highly sought after elevated position on the edge of Bardsey village commanding panoramic and far reaching views over the Wharfe Valley towards the White Horse at Kilburn.

- Three bedroom semi-detached house
- Extended dining room and galley kitchen
- Off-road parking for several vehicles
- Patio to rear and feature landscaped garden
- Elevated position with far reaching views over rolling countryside

£399,950 PRICE REGION FOR THE FREEHOLD



2 Recep



3 Beds



1 Bath

MISREPRESENTATION ACT

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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 along the A58 towards Leeds and reaching the village of Bardsey turn right into Church Lane, proceeding through the village passing The Bingley Arms on your left hand side, continuing straight on the road elevates to Blackmoor Lane where the property is situated on your right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

An internal inspection is strongly recommended to fully appreciate this beautifully situated three bedroom semi-detached house with "cottage-style" features. Benefiting from gas fired central heating together with double glazed windows and doors throughout the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

LOUNGE

17'6" x 12'1" (5.35m x 3.7m) max overall
Entering through refitted composite front door into reception hallway with staircase leading to first floor, two radiators to side.



An attractive living area with UPVC double glazed bay window to front, small double radiator to recess, single radiator, attractive stone fireplace with multi-fuel inset stove, surround and mantle piece, exposed "cottage-style" ceiling timbers.

THROUGH DINING ROOM

24'10" x 10'1" (7.57m x 3.09m)
Combining sitting area, feature fireplace housing a flue-less gas stove with brick inset and mantle piece surround leading through to dining area with UPVC sliding patio doors to rear overlooking garden and open aspect beyond, large radiator, two wall lights.



SIDE ENTRANCE LOBBY

With UPVC double glazed door on the side of the property, double radiator, pantry cupboard.

DOWNSTAIRS W.C.

Comprising low flush w.c., corner wash basin, tiled walls and tiled floor, double glazed window to side, radiator beneath and extractor fan.

BREAKFAST KITCHEN

14'11" x 6'10" (4.55m x 2.09m)
A galley-style breakfast kitchen fitted with a range of wall and base units including cupboards and drawers, work surfaces with tiled splashback, double glazed window to rear and side with open aspect over adjoining countryside, one and a half bowl sink unit with drainer and mixer tap, integrated oven and microwave, four ring gas hob with extractor hood above, space for free-standing fridge freezer and space and plumbing for automatic washing machine. Boiler cupboard housing wall mounted Worcester gas fired central heating boiler, breakfast bar with radiator beneath.



FIRST FLOOR

LANDING

With frosted double glazed window to side, loft access hatch.

BEDROOM ONE

12'11" x 8'5" (3.94m x 2.57m) plus wardrobe depth
A light and bright double bedroom with double glazed window to rear with open aspect over adjoining countryside, double radiator beneath, fitted wardrobes spanning the entire length with mirrored front.



BEDROOM TWO

11'3" x 9'4" (3.44m x 2.85m) plus fitted wardrobe depth
A bright double bedroom with double glazed UPVC window to front, radiator beneath, fitted wardrobe with mirrored front spanning the length.



BEDROOM THREE

8'2" x 5'10" (2.5m x 1.79m)
With double glazed window to front with radiator beneath, telephone point.

HOUSE BATHROOM

6'11" x 6'8" (2.11m x 2.04m)
Fitted with a traditional four piece suite comprising panelled bath, low flush w.c., pedestal wash basin and step in shower cubicle with mains shower, tiled walls and tiled floor, double glazed window to rear and radiator.



TO THE OUTSIDE

Through timber gates the property is accessed via gravel driveway providing off-road parking for several vehicles. The driveway, shared with the neighbour extends to the side of the property providing access to :-