

### GARDEN ROOM / HOME OFFICE

12'3" x 6' (3.73m x 1.83m)

Double glazed window, telephone point, Dimplex electric heater.

### COUNCIL TAX BAND

Band E (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 May 2022



## Bardsey ~ The Hedgerow, 15 Albans Close, LS17 9BL

An attractive well maintained two bedroom detached bungalow enjoying a generous sized plot with gardens to front and rear occupying a quiet cul-de-sac location. Available with no onward chain.

- Spacious lounge with dining area off
- Extended breakfast kitchen with integrated appliances
- Two double bedrooms, one with en-suite washroom
- Two garages, workshop and home office/garden store
- Delightful gardens enjoying south westerly aspect to rear



1 Recep



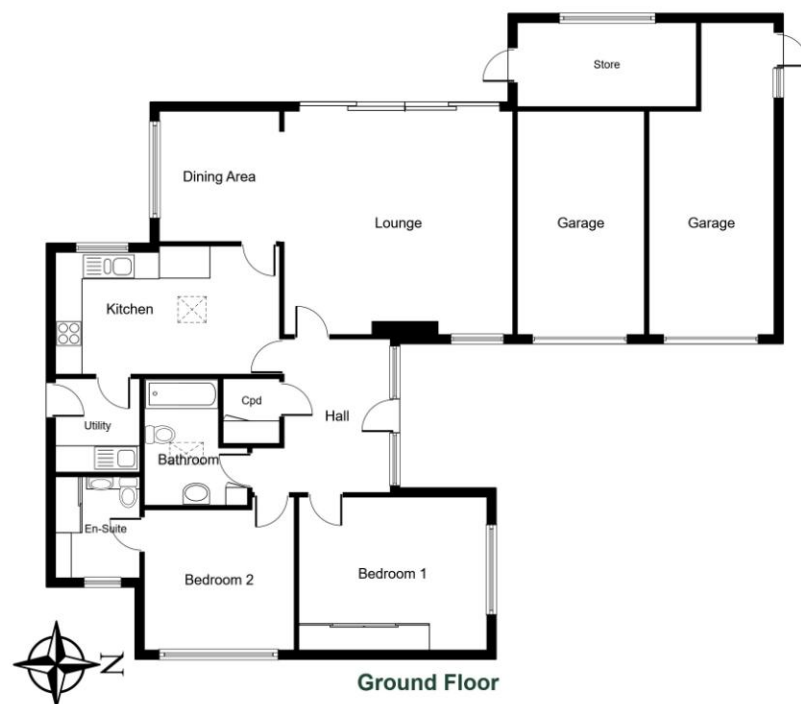
2 Beds



1 Bath

**£475,000** PRICE REGION FOR THE FREEHOLD

Total floor area 101.1 sq.m. (1,088 sq.ft.) Approx (Excluding Garages)



15 Albans Close, Bardsey, Leeds, LS17 9BL

NOT TO SCALE For layout guidance only

### 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

Leaving Wetherby along the A58 towards Leeds passing through Collingham towards Bardsey. Turn right into Congreve Approach. First left into Congreve Way and left again into Albans Close where the property is identified on the left hand side by a Renton & Parr for sale board.

### THE PROPERTY

A rare opportunity to purchase a generously proportioned and well maintained two bedroom detached bungalow set in generous size gardens with south westerly aspect to rear. Good driveway parking and two car garage together with small workshop area and home office/garden room to the rear.



Benefiting from gas fired central heating and double glazed windows, the accommodation in further detail gives approximate room sizes :-

### RECEPTION HALL

12'3" x 7'10" (3.73m x 2.39m)

With UPVC double glazed windows and composite entrance door, wood effect flooring, radiator, telephone point, ceiling cornice, walk-in cloaks cupboard with security alarm panel and airing cupboard with lagged

cylinder, retractable ladder to part boarded and well insulated loft space.

### LOUNGE

16'11" x 16'5" (5.16m x 5m) overall

A light and spacious room with double glazed sliding patio doors with awning overlooking delightful south facing rear garden. Further double glazed window to front, attractive stone fireplace and hearth with log effect gas fire, ceiling cornice, radiator, open access to :-



### DINING AREA

9'9" x 8'10" (2.97m x 2.69m)

With double glazed window, radiator, ceiling cornice.

### KITCHEN

16'6" x 9'7" (5.03m x 2.92m)

Double glazed window into Velux for additional natural light, fitted with range of oak fronted wall and base units including cupboards and drawers, display cabinet, work surfaces with one and a half bowl sink unit and mixer taps, part tiled walls, LED ceiling lighting, built in Neff double oven and microwave, ceramic hob with extractor hood above, Bosch dishwasher, space for table and chairs, radiator.



### UTILITY ROOM

6'10" x 6'4" (2.08m x 1.93m)

Stainless steel sink unit, worktop with cupboard under, plumbed for automatic washing machine, space for tumble dryer, Worcester gas fired central heating boiler, double glazed side entrance door.

### BEDROOM ONE

14' x 11'2" (4.27m x 3.4m)

Including fitted wardrobes with matching dressing table and beside cabinets, double glazed window, radiator, ceiling cornice.



### BEDROOM TWO

11'3" x 10'5" (3.43m x 3.18m) A range of fitted drawers, matching bedhead and bedside table, radiator, double glazed window, ceiling cornice.



### EN-SUITE WASHROOM

7'6" x 6'5" (2.29m x 1.96m)

With low flush w.c., and wash hand basin with cupboards under, double wardrobe and matching drawer unit, double glazed window, radiator.

### BATHROOM

Tiled walls and four piece suite including shower, pedestal wash basin, low flush w.c., panelled bath, radiator, medicine cabinet, fitted cupboard, Xpelair Dimplex heater.



### TO THE OUTSIDE

A long tarmac driveway with turning area gives access to twin garages.

### GARAGE ONE

17'4" x 8'10" (5.28m x 2.69m)

Having electric up and over door, light, power and water.

### GARAGE TWO

23'8" x 9'3" (7.21m x 2.82m) Narrowing to 5'6" (1.68m)

Having electric up and over door, light and power including small workshop area at the rear with personnel side door.

### GARDENS

"The Hedgerow" enjoys a particularly generous plot with lawned gardens to front, shaped borders with bushes and shrubs, handgate to the side leads round to an enclosed south westerly facing rear garden comprising well kept lawns, flower borders, patio area. There is a concealed area at the rear of the garden with garden shed.

