



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

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared November 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

COUNCIL TAX

Band G (from internet enquiry).

AGENTS NOTES

Accessed from the A58 is up a private drive shared with the neighbouring property who part own the electric gates. There is a strip of land which the property has the benefit of use for an annual "peppercorn" rent of £5 per annum paid to the Edward Davies Trust.

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.

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.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.



Bardsey ~ Springmead, Wetherby Road, LS17 9BR

An individual stone built three-bedroom detached bungalow enjoying an excellent semi-rural location between Collingham and Bardsey. Set in well-maintained landscaped gardens of over 1 third of an acre. No onward chain.

- Lounge, separate dining room and well-fitted kitchen
- Principal bedroom with fitted wardrobes and en-suite bathroom
- Two further double bedrooms and shower room
- Detached double garage
- Delightful landscaped gardens set back from the A58 road



2 Recep



3 Beds



En-suite Bath



Shower Room

£715,000 PRICE REGION FOR THE FREEHOLD



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
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rentonandparr.co.uk

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 along the A58 passing through Collingham towards Bardsey immediately past the Bardsey cum Rigton road sign, turn right down a private drive with the bus stop on the corner towards Overdale and Springmead. At the fork bear left through the wrought iron gates and Springmead is at the top of the drive.



THE PROPERTY

An individual stone built detached bungalow enjoying an excellent semi-rural location yet within convenient access of Collingham, Leeds and Wetherby.

Enjoying private well maintained landscaped garden grounds of over 1/3rd of an acre the accommodation benefiting from warm air gas fired ducted heating and double glazed windows in further detail giving approximate room sizes comprises :-

ARCHED ENTRANCE PORCH

Stone flagged floor and coach light leading to :-

RECEPTION HALL

20' x 6' 6" (6.1m x 1.98m)

Ceiling cornice, three wall light points.

CLOAKROOM OFF

LOUNGE

22' x 13' (6.71m x 3.96m)

With double glazed bay window to front, two arched side windows and patio doors to rear, enriched ceiling cornice, stone fireplace and hearth with coal effect gas fire.



DINING ROOM

13' 5" x 11' 11" (4.09m x 3.63m)

Double glazed bay window to rear, ceiling cornice, two wall light points.



KITCHEN

13' 10" x 9' 11" (4.22m x 3.02m)

Well-fitted with range of white fronted wall and base units including cupboards and drawers, display cabinet, pelmet lighting, granite worktops with matching up-stands and window sill, part tiled walls, one and a half bowl sink with mixer taps, integrated appliances including Neff double oven, four ring gas hob with extractor hood above, fridge and freezer, plumbed for automatic dishwasher, connecting door to dining room and further door from hall, double glazed window to rear, laminate floor leading through to :-



REAR PORCH/UTILITY

With rear access door and plumbing for automatic washing machine. Wall cupboard.

INNER HALL

With built in cupboards with shelving, alarm panel. Further built in airing cupboard with insulated tank and Glow-worm boiler for warm air ducted heating.

BEDROOM ONE

14' 10" x 12' (4.52m x 3.66m)

Including range of fitted wardrobes with matching dressing table and bedside drawers, double glazed window to front, ceiling cornice.



EN-SUITE BATHROOM

9' 4" x 7' 5" (2.84m x 2.26m) plus door recess

Half tiled walls and five piece coloured suite comprising panelled bath, pedestal wash basin, low flush w.c., bidet, shower cubicle, heated towel rail, double glazed window.



BEDROOM TWO

15' x 11' 10" (4.57m x 3.61m)

Double glazed window to rear, ceiling cornice.



BEDROOM THREE

11' 9" x 9' (3.58m x 2.74m)

Including fitted wardrobes with cupboards above, ceiling cornice, double glazed window.

SHOWER ROOM

Half tiled walls with three piece white suite comprising pedestal wash basin, low flush w.c., shower cubicle.

TOTHE OUTSIDE

Yorkshire stone flagged driveway with five bar gated entrance gives access to :-

DETACHED DOUBLE GARAGE

20' 8" x 16' (6.3m x 4.88m)

Having electric up and over door, light and power laid on. Personnel side door.

GARDENS

Springmead enjoys a delightful semi-rural setting screened for privacy by established hedging and comprising extensive lawn areas to all four sides, together with landscaping with herbaceous borders and rockery featuring a variety of bushes and shrubs. Stone flagged paths and lily pond to the front.

