

A block paved driveway extends down the side of the property providing parking for several vehicles leading to :-

INTEGRAL DOUBLE GARAGE

22' 1" x 16' (6.73m x 4.88m)

With electric up and over door, light, power and water laid on. Window to rear.

GARDENS

A low Dutch wall to front with lawns and herbaceous borders. The lawns extend round to the side and rear where the rear boundary abuts farmland and open countryside. There is a rear patio area and balcony off the kitchen with garden storage room under.



COUNCIL TAX

Band G (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

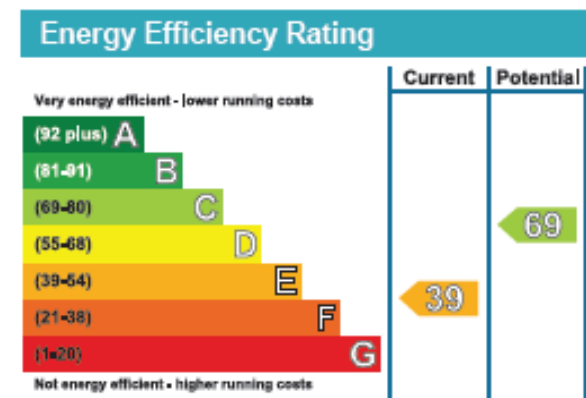
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

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.

Details prepared April 2016



Bardsey ~ Windrush, 70 Blackmoor Lane, LS17 9DY

Occupying a delightful location with stunning views over the valley from one of the most sought after locations in the area. An extended three bedroom detached family house providing scope for cosmetic improvements. Offered on the open market for the first time in over 50 years. Convenient location for easy access to Leeds and a number of nearby golf courses.

- Delightful through lounge with windows to three sides
- Three double bedrooms, one on ground floor
- Re-fitted breakfast kitchen with patio, balcony and long distance views
- First floor games room with potential to divide, if required
- Double garage and generous sized gardens

£550,000 OFFERS OVER FOR THE FREEHOLD

MISREPRESENTATION ACT

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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.
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Premium

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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 and proceed for approximately 1 mile onto Blackmoor Lane where the property is situated on the right hand side.



THE PROPERTY

Offered on the open market for the first time in over 50 years. This is an individual brick built detached house extending to almost 2500 sq ft. Occupying a delightful position with panoramic views.



The accommodation benefits from double glazed windows and gas fired central heating system in further detail giving approximate room sizes comprises :-

GROUND FLOOR

RECEPTION HALL

UPVC entrance door, double glazed side screen, turned staircase to gallery landing with wrought iron balustrade, radiator, cloaks cupboard with alarm panel.

LOUNGE

24' x 12' 4" (7.32m x 3.76m)
Double glazed windows to three sides enjoying panoramic views over the valley with open aspect to front, marble fireplace with coal effect gas fire, fitted cupboards and display plinths, book shelving, four radiators, recess ceiling lighting, ceiling cornice, built in drinks cabinet.



DINING ROOM

12' 3" x 9' 5" (3.73m x 2.87m)
Double glazed aspect window to rear, radiator, ceiling cornice, built in cupboard and further walk-in storage cupboard extending under the staircase.

INNER LOBBY

With two external doors.

DOWNSTAIRS TOILET (OFF)

With low flush w.c., wash basin, radiator.

BREAKFAST KITCHEN

22' 7" x 10' 4" (6.88m x 3.15m)
Comprehensively fitted with range of modern wall and base units including cupboards and drawers, display cabinets, work surfaces with tiled surround including breakfast bar, inset one and a half sink unit with mixer tap, integrated appliances including AEG double oven, Neff microwave, four ring gas hob and extractor hood above, built in fridge and freezer, dishwasher and plumbed for

washing machine, recess lighting, double radiator, telephone point. T.V point. Double glazed windows to two sides including patio door to rear balcony with spectacular views over the valley towards the Hambleton Hills in the far distance.



BEDROOM ONE

14' 10" x 12' 5" (4.52m x 3.78m)
Including fitted wardrobes with cupboards above, double glazed windows to two sides with open aspect to front, double radiator, ceiling cornice.

FAMILY BATHROOM

Part tiled walls and coloured suite comprising sunken bath, low flush w.c., vanity wash basin, walk-in shower, radiator, two double glazed windows, recess ceiling lighting, extractor fan.

FIRST FLOOR

GALLERY LANDING

Airing cupboard with insulated tank.

BOXROOM

12' x 5' 6" (3.66m x 1.68m)

BEDROOM TWO

15' x 12' 3" (4.57m x 3.73m)
With range of fitted wardrobes, built in storage cupboard. Access to :-



CONCEALED LOFT SPACE

With additional ceiling loft access.

BEDROOM THREE

17' 5" x 12' 2" (5.31m x 3.71m) overall
Including range of fitted wardrobes with cupboards above and central drawer unit with matching dressing table to recess, double glazed windows to front and side elevation, double radiator, ceiling cornice.

SHOWER ROOM

Modern white suite from the Rocca range including wash basin, low flush w.c., shower cubicle with Mira shower, medicine cabinet, heated towel rail, extractor fan, ceiling cornice, shaver socket.

GAMES ROOM

27' 5" x 31' 4" (8.36m x 9.55m) Narrowing to 22' (6.71m).
An L shaped room latterly used as a snooker room with full size table, available by separate negotiation. Double glazed aspect windows to three sides with glorious long distance views, two Electron Myson Super III convector heaters.



TO THE OUTSIDE

"Wind Rush" occupies arguably one of the best plots on Blackmoor Lane with open aspect to both front and rear.

