



TENURE

Freehold

COUNCIL TAX

Band (to be confirmed) (from internet enquiry)

SERVICES

We understand mains water, electricity, gas and drainage are connected.

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 2025

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 77 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient – higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |



Bardsey ~ 30 Congreve Way, LS17 9BG

This stunning family home is situated in the highly sought-after village of Bardsey, newly refurbished and thoughtfully extended this now five bedroom, four bathroom detached home offers luxurious modern living with low maintenance landscaped gardens and breath-taking countryside views. Available with the added benefit of no onward chain.

- Skilfully extended and renovated to an exceptional standard throughout
- Five double bedroom detached family home
- Open plan living/dining with sensational high end kitchen
- Separate lounge and boot room with W.C
- Versatile ground floor bedroom five with luxury ensuite
- Two further double bedrooms with en-suite facility
- Breath taking field views to rear over adjoining countryside
- Excellent location on the outskirts of Bardsey

£875,000 PRICE REGION

2 5 4

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.
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Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Premium

All-round excellence, all round Wetherby since 1950

Property Description

Located in the popular village of Bardsey, this newly refurbished and sympathetically extended 4/5 bedroom detached home offers luxurious living and stunning countryside views. Renovated to an exceptionally high standard, the property boasts an array of high-spec fixtures and fittings, creating a sophisticated yet comfortable family home. Available with the benefit of no onward chain the accommodation in further detail comprises:-

To the ground floor, a modern composite front door opens into a spacious hallway with stunning Italian tiles that flow seamlessly throughout much of the ground floor with underfloor heating.

The heart of the home is undoubtedly the striking open-plan living dining kitchen. Flooded with natural light from both the front and rear, this expansive space is perfect for modern family living and entertaining. The superb six leaf bi-folding doors open onto a landscaped rear garden, offering delightful countryside views beyond.

The bespoke kitchen features a range of handleless wall and base units and striking quartz work surfaces. Quality integrated appliances include a full height fridge, separate freezer, dishwasher and inset sink unit with an instant boiling water tap. The large central island with matching worktop features an induction hob with extractor along with breakfast bar creating a relaxed spot to enjoy meals. From the kitchen, a doorway leads to a generous utility/boot room with additional wall and base units, space and plumbing for a washing machine and tumble dryer, plus a downstairs WC. Velux windows bring in natural light, while a personal door offers access to the side of the property.

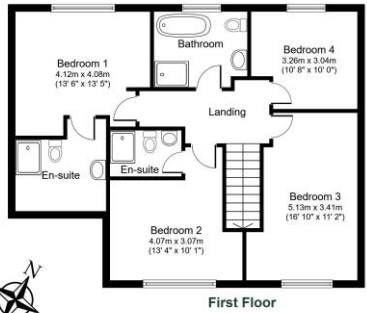
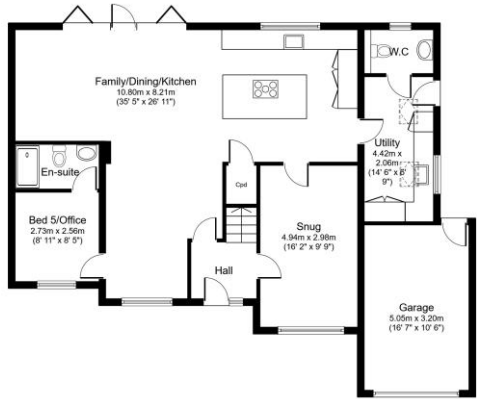
The ground floor also includes a snug room with a front facing window, offering a cosy retreat, and a further versatile room that could easily serve as either a guest bedroom with an en-suite or a practical home office space.

To the first floor, a spacious landing area with drop down ladder leading to a fully boarded loft space, offering plenty of additional storage. There are four generous double bedrooms, the principal bedroom is a particular highlight, revealing breathtaking rear views over adjoining countryside and equipped with a luxurious en-suite shower room finished with attractive wall and floor tiles with underfloor heating.

Bedroom two also features a high end en-suite, complete with large tiled walk-in shower cubicle. The two remaining double bedrooms are served by a luxury house bathroom, featuring a freestanding bath, WC, vanity wash basin and a large walk in shower cubicle, finished with Italian wall and floor tiles and underfloor heating.

To the outside, a generous newly laid driveway provides ample parking for multiple vehicles and leads to a single garage with an electric roller door. A personal door to the side provides easy access to the rear garden. The property enjoys beautifully landscaped gardens to both the front and rear. The front lawn is level, with attractive borders and stone walling to the perimeter. A hand gate to the side reveals the rear garden, which is a standout feature of the property comprising a raised decked area, ideal for outdoor entertaining and alfresco dining, with steps leading down to a large, low-maintenance patio area. This space has been carefully crafted to allow for easy upkeep and provides a perfect setting for outdoor living.

This exceptional home offers a rare combination of modern luxury, versatile living spaces and stunning countryside views, making it a perfect choice for discerning buyers looking to enjoy a peaceful village lifestyle without compromising on style or comfort. Altogether available with no onward chain.



NOT TO SCALE For layout guidance only
Total floor area 197.4 sq.m. (2,124 sq.ft.) Approx (Including Garage)

