



**TENURE**

Freehold.

**COUNCIL TAX**

Band E (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 January 2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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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**Bardsey ~ 11 Congreve Approach, LS17 9BN**

Offered to the open market for the first since built in the early 1960s this three bedroom stone built family home enjoys a large, private garden plot and presents a fantastic development opportunity for one looking to extend and improve the current dwelling (subject to necessary consents). Available with no onward chain and positioned on this highly popular development, an early viewing is strongly advised.

- Three bedroom stone built detached home
- Offered to the market for the first time since built in the 1960's
- Tremendous potential for extension (STPP)
- Two generous reception rooms
- Breakfast kitchen
- Large private garden plot
- No onward chain
- In need of modernisation
- Highly sought after development in the village of Bardsey

**£575,000** PRICE REGION



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

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## Property Description

This charming three-bedroom detached home is offered to the open market for the first time since its construction in the early 1960s, boasting a generously sized plot with fantastic potential for extension (subject to planning consent). Located on the outskirts of Bardsey only a short drive to Collingham amenities and excellent local schooling.

The accommodation which would now benefit from modernisation and updating throughout in further detail comprises:-

To the ground floor, a welcoming entrance hall featuring a return staircase to the first floor and a practical under stairs storage cupboard, along with a convenient downstairs WC. The light and spacious "L-shaped" living room enjoys views of the private gardens, with an additional double-glazed window to the front elevation. Original stone fireplace serves as the focal point of the room, complemented by three radiators.

The breakfast kitchen is fitted with a range of wall and base units, integrated appliances include a gas hob, oven with grill and dishwasher. A useful pantry with original tiled shelving adds extra storage. The kitchen flows seamlessly into a breakfast/dining area with an internal door providing access to the integral double garage. The garage features an electric roller door and houses a gas fired wall mounted boiler. A further reception room at the rear of the property serves as a cosy sitting room with feature fireplace, complete with sliding patio doors leading onto the rear garden.

To the first floor, a bright and spacious landing area with large front facing window that offers views of the established development and fields beyond. The principal bedroom is a generous double with windows to the front, side and rear, revealing pleasant views of the gardens and surrounding countryside. There is ample space for bedroom furniture and dressing area. Two additional bedrooms include a second generous double with floor to ceiling fitted wardrobes, and a third single bedroom. All bedrooms are served by the original house bathroom, featuring a coloured 3-piece suite, tiled walls, a separate shower cubicle and an airing cupboard.

To the outside, the property is set on a larger than average plot, featuring a level lawned garden to the side and rear, perfect for outdoor recreation or future extensions. The front of the property provides a comfortable driveway with off-street parking and access to the integral double garage. Properties with such potential in this area seldom come onto the market so an early viewing is advised.

