



8 Scarsdale Lane, Bardsey, Leeds LS17 9BH

Price Guide £595,000 | Freehold

maxwell hodgson

estate agents

This immaculate detached bungalow is tucked away just off Scarsdale Lane on the edge of the sought after village of Bardsey. Conveniently situated for access to Wetherby, Leeds, Harrogate and York and excellent transport links, this is an ideal location. Detached double garage and resin driveway with electric gates, extensive gardens to both front and rear.

The accommodation which benefits from gas central heating and double glazing is very well presented and fitted with quality fixtures throughout and includes a spacious entrance hall, sitting room/ dining room, spacious conservatory, kitchen and utility room. Bedroom one with en-suite shower room and 2 further double bedrooms, refitted house bathroom.

Viewing is highly recommended
EPC Band D.

Entrance Porch

PVCu double glazed front entrance door and small paned windows. Glazed door with side panels to:

Entrance Hall

Oak floor, coved ceiling, double storage cupboard. Radiator, linen and storage cupboard.

Sitting Room/ Dining Room

Oak flooring, wood burner and hearth. Radiator, PVCu bow window to front, ornate coving. Sliding doors through to:

Conservatory

Heritage coloured PVCu double glazed quality conservatory with laminate flooring 2 radiators. Double and single French doors to rear garden.

Kitchen

Fitted with a good range of base and wall units including glazed eye level units and concealed under unit lighting, granite work surfaces with upstands stainless steel sink and moulded drainer. Oak flooring, inset downlights.

Utility Room

Fitted units to match the kitchen, granite work surfaces with inset sink, plumbing for washing machine. PVCu window to rear.

Bedroom One

Fitted with built in wardrobes and drawers and matching bedside cabinets. Radiator, PVCu bow window to front.

En-Suite Shower Room

Double shower enclosure, Villeroy & Boch semi pedestal wash hand basin, concealed cistern WC and bidet. Fully tiled walls, tiled floor. Heated ladder style towel rail. Extractor fan, inset downlights, obscure glazed PVCu window, inset downlights.

Bedroom Two

Oak floor, radiator, coved ceiling. PVCu window to rear.

Bedroom Three

Oak floor, radiator, PVCu window to rear. Coved ceiling.

Bathroom

Refitted bathroom comprising bath with shower attachment over, walk in wet room style shower, vanity wash hand basin with 2 storage drawers. Villeroy and Boch concealed cistern WC. Fully tiled walls and tiled floor. Heated ladder style towel rail. Inset downlights. Obscure glazed PVCu window .



Outside

Double Garage

Power and light. Electric up and over door to front, side PVCu personal door.

Driveway and Front Gardens

The property is approached via electric gates to an extensive resin driveway allowing for ample car standing space. Gated access either side to the rear garden.

Front gardens with good sized lawns, raised flower beds with low stone wall.

Rear Gardens

Good sized lawns with circular flower bed and well stocked borders. Covered storage area/ log store. Substantial storage shed to rear of garage. Paved path and patio, conifer trees and timber fencing to boundaries. Side path/ storage area with gated access to front.

Services

All mains services connected.

Council Tax

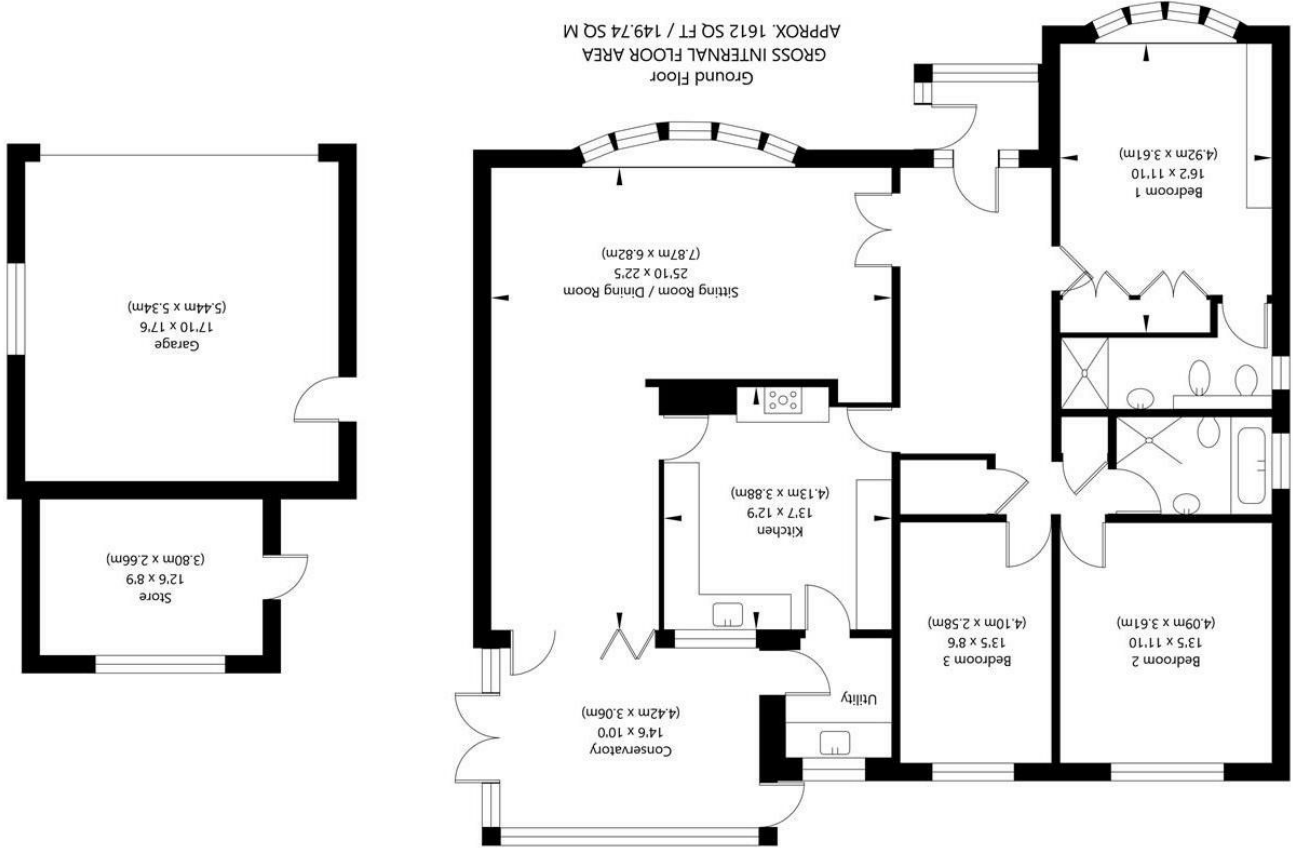
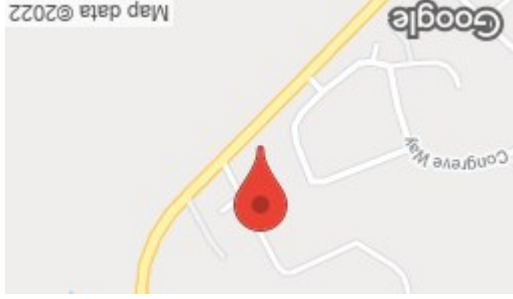
We understand the property is in council tax band F.





Directions

The property is approached from the direction of Wetherby taking the A58 towards Leeds through Collingham and upon entering Bardsey turning right into The Congreves and then right into Scarsdale Lane whereupon the property is situated on the right hand side and can be recognised by the agents for sale



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1612 SQ FT / 149.74 SQ M - (Excluding Garage and Store)

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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