



## Blackmoor Lane, Leeds

HUNTERS WETHERBY ARE PROUD TO PRESENT TO THE MARKET THIS THREE BEDROOM DETACHED HOUSE SET IN THE SOUGHT AFTER LOCATION OF BARDSEY!

**Offers Over £740,000**

**Council Tax: G**



# Blackmoor Lane, Leeds

## DESCRIPTION

Hunters Wetherby are extremely proud to present a unique three bedroom detached house situated in the peaceful village of Bardsey.

On approach to the property from the winding country roads you are immediately drawn to wondering what lies behind the secure solid wood gates. On entrance the pebbled driveway leads you to a real hidden gem of a house that is simply bursting with character. This wonderful stone built detached home is surrounded by luscious greenery and to the front the high hedge provide both security and serenity with a lawned area for enjoying the peaceful fresh air. The double detached garage offers space for storage or parking vehicles.

The property itself lends itself to a wonderful layout that would work for various types of buyers from families, downsizers, those looking to escape from a city environment and those who are at one with nature.

On entrance in from the solid front doors the ground floor comprises: Entrance hall with stairs, Kitchen which is fitted with a range of wall and base units, worksurfaces, space for fridge freezer and dishwasher. Utility space with plumbing for washing machine and side entrance into the house. Dining room with feature fireplace, fourpiece shower room which includes shower cubicle, toilet, wash basin and bidet.

Highlighting the downstairs has to be the large lounge which is flooded with natural light due to the window to the front and patio doors at the rear. There is a large open fireplace that has a large log burner to add warmth and calm and certainly centralises the room.

To the first floor there are two double bedrooms both with fitted wardrobes and a good sized single (please note this room does have restricted head height in places). The house bathroom features a bath, bidet, wash basin and toilet.

The standout and wow factor to this whole home and setting are the amazing views and peacefulness. The rear garden is quite simply breath-taking and is something that you can only imagine until you find yourself standing in the centre of the lawn looking up to the sound of Red Kites that fill the sky with sounds and grandeur. The rolling hills of Harewood go on for miles and to think that this what you get to experience everyday really is worth its weight in gold. This is a truly unique property which must be viewed to be fully appreciated.

Mentioned in the Domesday Survey in 1086, the historic village of Bardsey boasts junior school, Parish Church, village tennis club and long-established Bingley Arms Public House. The village is conveniently placed for the commuter with superb access to the A58 to Leeds city Centre and to the A1 linking with the region's excellent motorway network. 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.

Leeds is only some 8 miles with other West Yorkshire centres and Leeds/Bradford Airport close by. The neighbouring village of Collingham offers an excellent range of amenities and Wetherby is a short drive away provides independent bakeries, cafes, bars, restaurants, shops and racecourse.

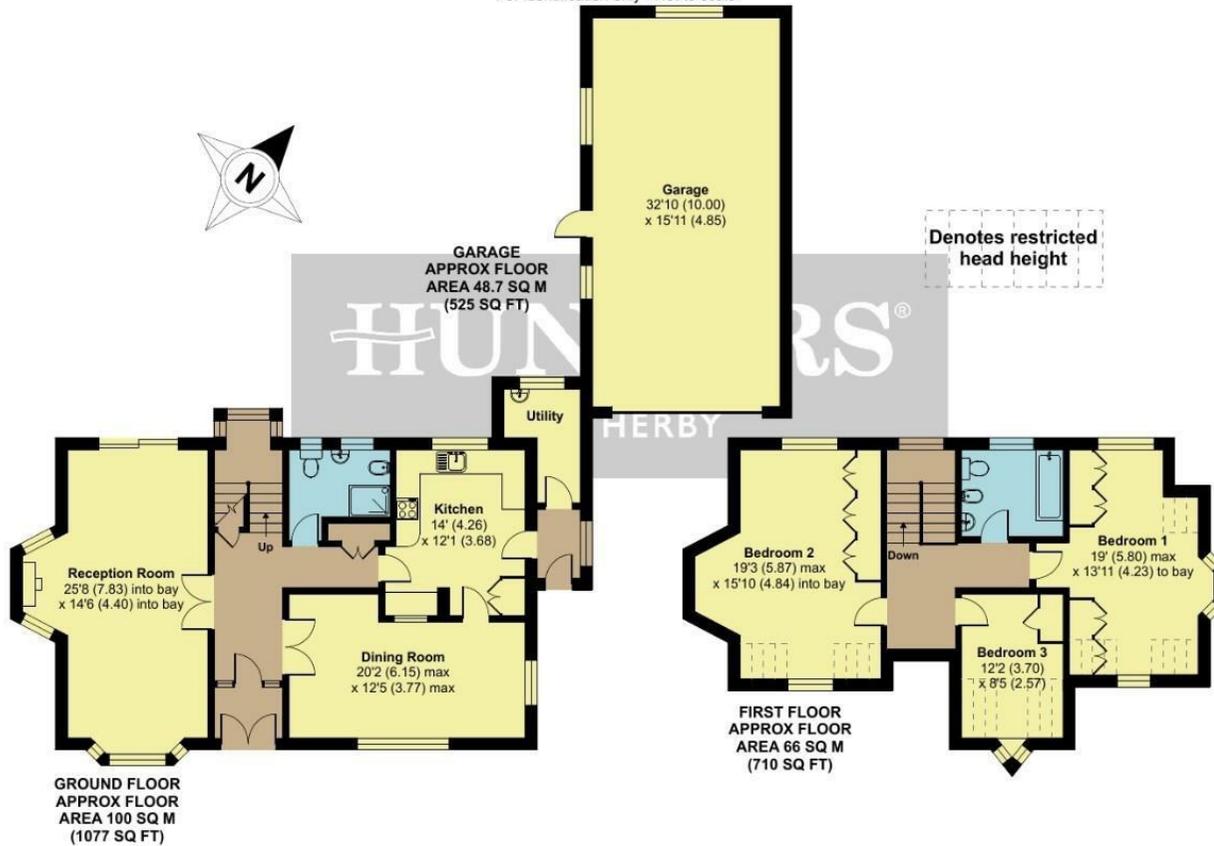




# Blackmoor Lane, Bardsey, Leeds, LS17

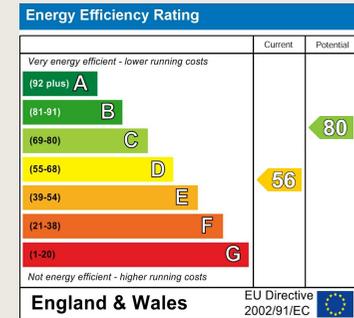
Approximate Area = 1787 sq ft / 166 sq m  
 Limited Use Area(s) = 87 sq ft / 8 sq m  
 Garage = 525 sq ft / 48.7 sq m  
 Total = 2399 sq ft / 222.8 sq m

For identification only - Not to scale



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1264525

01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com