

1 Castle Hill, Woodacre Lane, Bardsey, LS17 9BT

Key Features

- A beautiful duplex property
- Open plan living/dining room
- Shaker style kitchen with granite worktops
- Integrated appliances
- Three bedrooms
- Modern ensuite with underfloor heating
- Further shower room with underfloor heating
- Two allocated parking spaces
- Gated development with communal grounds
- Highly sought after village location







A beautifully maintained three bedroom duplex property located in the highly sought after village of Bardsey.











Castle Hill is a vicarage which has been converted into apartments with a townhouse and two further apartments in a later extension. The property is set behind an electric gate and well tended communal grounds.

A communal hallway, retaining original features, gives access to the property which us set over two floors. To the ground floor is a private entrance hallway with an understairs cupboard and guest W.C. Double glass doors lead to a generous sitting/dining room with an electric fire with stone surround and a further set of double glass doors lead to the communal garden and patio area. The kitchen overlooks the garden and is fitted with shaker style units, granite worktops and underfloor heating. There are a range of integrated appliances including a Bosch dishwasher, Neff oven and induction hob, Neff freezer, Liebherr drawer fridge and a washer/dryer.

To the first floor is a landing with two Velux windows with solar powered electric blinds and a fitted storage cupboard. The principal bedroom, with fitted wardrobes, overlooks the communal garden and has the benefit of a recently modernised ensuite shower room with underfloor heating. There are two further bedrooms, one of which has fitted wardrobes, drawers and bedside tables, and one is currently being used as a home office/study. There is a house shower room, again having been recently modernised, with underfloor heating and an illuminated mirror.

Externally, there are two allocated parking spaces to the front. The communal grounds are well tended and are predominantly laid to lawn with a number of patio areas.

Bardsey is a popular village situated off the A58 Leeds/Wetherby Road, within close travelling distance to the A1(M) link road. The village has its own primary school, public house and sports facilities with a larger selection of facilities available in the nearby Market Town of Wetherby including a golf course, leisure centre, independent shops and restaurants and supermarkets.

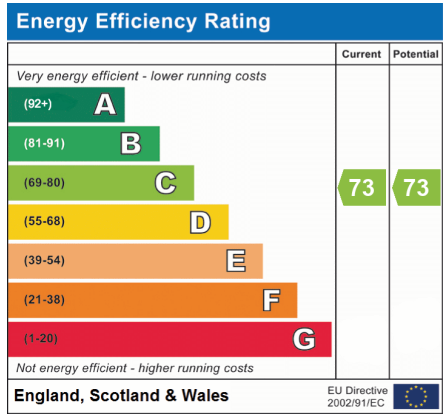
We have been advised that there are approximately 978 years remaining on the lease and that there is an annual ground rent of £458.39 and an annual service charge of £2279.65.

The information in relation to the length of lease, service charge and ground rent has been confirmed by our vendors. We advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

SERVICES: We are advised that the property has broadband, mains water, electricity and drainage.



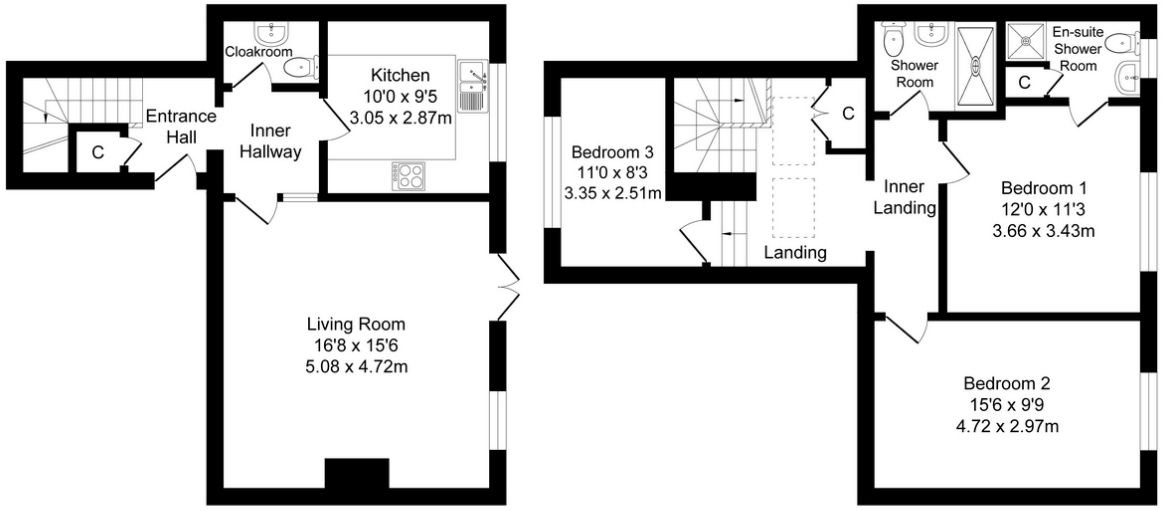




Castle Hill, Bardsey

Total Approx. Floor Area 1105 Sq.ft. (102.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 484 Sq.Ft (45.0 Sq.M.)

First Floor

Approx. Floor Area 621 Sq.Ft (57.7 Sq.M.)

Tenure Type: Leasehold

Council Tax Band: D

Council Authority: Leeds City Council

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All information, descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers, should not rely on them as statements or representations of facts, and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services, equipment, fixtures and fittings included in the property have not been tested therefore no warranty can be given as to their condition or operation.