



The Orchards

Keswick Lane, , Bardsey LS17 9AG

Offers Over £465,000 | Freehold

maxwell hodgson

estate agents

Entrance Hallway

Timber entrance door with half stained glass window and glazed panels to sides. Wood flooring. Radiator. Stairs to first floor.

Cloakroom/ WC

Two piece suite comprising low flush wc, wall mounted wash hand basin with tiled splashback. Radiator. Extractor. Wood flooring

Sitting Room

14'11" x 14'6" (4.55 x 4.42)

Feature living flame gas fire in cast iron inset and timber surround, raised tiled hearth. Double french doors leading onto rear garden with glazed panel to sides. Wood flooring. Radiator.

Family Room

13'2" x 11'4" (4.01 x 3.45)

Window to front. Radiator.

Kitchen Diner

12'5" x 12'0" (3.78 x 3.66)

A range of fitted base and wall units with complementing worksurfaces and upstands. Fitted wine rack. Ceramic sink and drainer with chrome mixer tap. Integrated appliances include; Bosch oven, Bosch microwave, fridge and freezer. Inset five ring gas hob with extractor hood over. Inset downlights. Radiator. Window to rear. Wood flooring.

Utility

Cupboard with worksurface above and inset stainless steel 1 ½ bowl with drainer and chrome mixer tap. Tiled splashback. Plumbing for washing machine and space for drier. Wall mounted Vokera boiler. Extractor. Radiator. Timber door with opaque glazed window to side.

Landing

Stained glass window to front. Loft access, skirting.

Bedroom One

14'9" x 14'6" (4.50 x 4.42)

Double fitted wardrobe, window to rear over looking garden and fields beyond. Radiator, laminate floor.

Ensuite

Fitted with white suite comprising; low flush WC, bidet, pedestal wash hand basing with Victorian style taps, shower enclosure with direct shower. Obscure glazed window to side, extractor fan. Radiator.

Bedroom Two

12'4" x 11'1" (3.76 x 3.38)

Double fitted wardrobe, radiator. Window to rear.

Bedroom Three

13'1" x 11'5" (3.99 x 3.48)

Double fitted wardrobe, radiator. Window to front.

Bedroom Four

10'5" x 9'3" (3.18 x 2.82)

Single fitted wardrobe, radiator. Window to front.

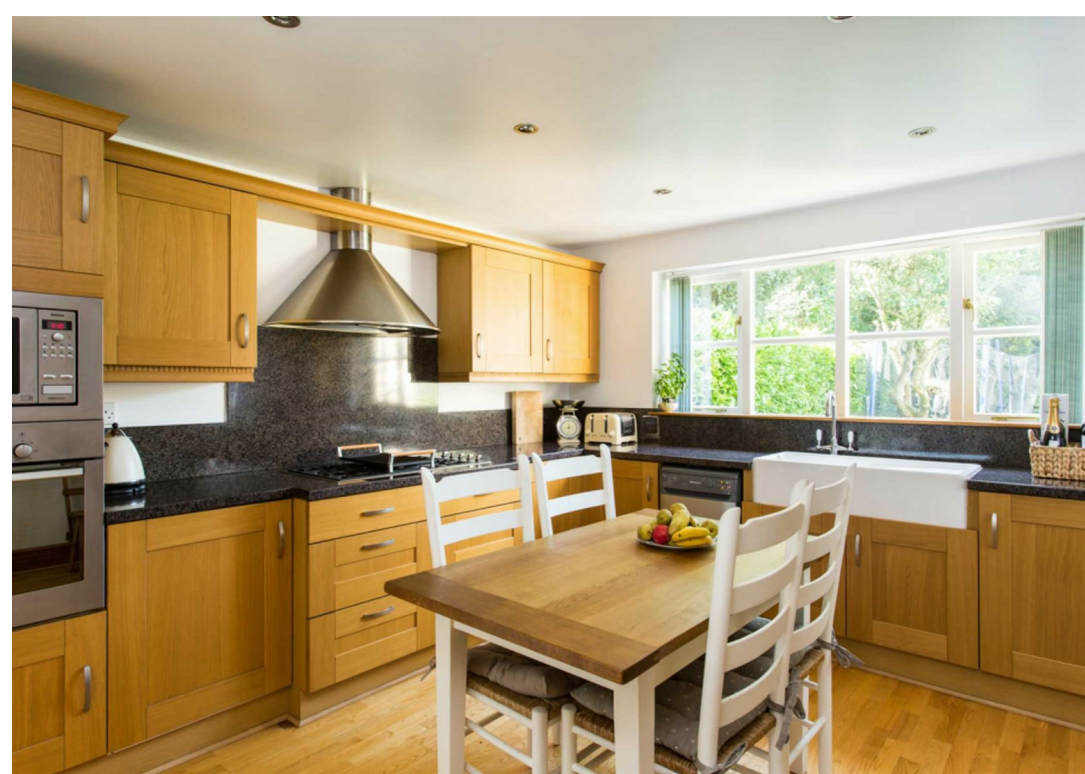
Bathroom

Fitted with white suite comprising; low flush WC, pedestal wash hand basing with Victorian style taps, cast iron roll top bath. Part tiled floor, obscure glazed window to rear. Extractor fan.

Garage

16'9" x 8'11" (5.11 x 2.72)

Single garage with up and over door. Power and light.



Outside Front

Tarmacadam drive providing ample hard standing space and giving access to the garage. Lawned area with shrubs and hedges to border. Low level wall to one side. Timber gate to front.

Outside Rear

Timber decked entertaining area steps down to stone path going down side of house with timber hand gate to front. Lawned area bordered but mature shrubs and trees making the garden private. Paddocks to rear

Council Tax

We understand the property has been placed in council tax band G.

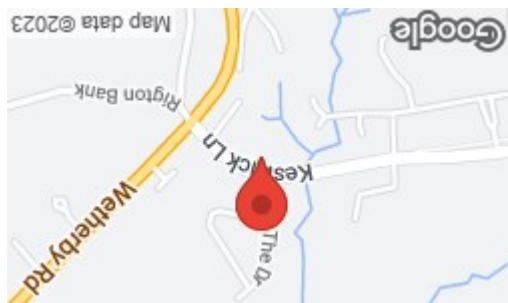
Services

All mains services are understood to be connected to this property.

Directions

Proceed out of Wetherby on the A58, passing through the village of Collingham. As you enter Bardsey at the traffic lights turn right onto Keswick Lane at the bottom of the hill the property can be on your left hand side indicated by the For Sale board.





Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1558 SQ FT / 144.74 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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