



Glen Cottage, 11 Second Avenue, Bardsey, Leeds, LS17 9BQ

Guide Price £800,000

A stunning, recently renovated and successfully extended four double bedroom detached house with spacious 48sqm living/dining room, modern interiors and large SW facing gardens. Located off Wetherby Road, this is a must see for anyone seeking a luxury lifestyle.

Accommodation includes covered oak porch to reception hall, superb spacious 48sqm open living and dining room with bifolds onto rear decked garden, modern kitchen and large utility room, snug and ground floor office/bedroom with adjacent shower and WC. First floor landing with store cupboards, master bedroom suite with en-suite shower and dressing room, spacious second bedroom with en-suite WC, third first floor bedroom, white house bathroom suite. Superb grounds with remote controlled gated access to wide driveway, CCTV, lawned and stocked rear garden with decked seating and stone floored outdoor entertainment patio. Detached garage. EPC rating C.

The property is located within the tranquil Bardsey Village off the A58 Leeds/Wetherby Road and offers convenient access to the A1/M1 motorways via ELOR and is convenient for Wetherby, Harrogate and Leeds commuting and school runs.

GROUND FLOOR

COVERED PORCH

Attractive stone and carved oak canopy with stone floor to secure door into

ENTRANCE HALL

LVT flooring, central heating radiator, turned staircase leading up to the first floor, spacious store cupboard, uPVC double glazed window to the front

OPEN PLAN DINING/LIVING ROOM

26'6" x 19'8" (8.1 x 6.0)



Impressive and successfully extended spacious 48 sqm reception comprising

DINING ROOM ZONE



LVT flooring, central heating radiator, attractive inset fireplace with solid oak mantel with cast-iron solid fuel fire set within, uPVC double glazed window, two central heating radiators. Breakfast bar opening into the kitchen

LIVING ROOM ZONE



Double glazed aluminium bifolding patio doors with integral blinds offering south-west outlook leading onto the rear garden decking, central heating radiator, uPVC double glazed window, LVT flooring

MODERN FITTED KITCHEN

10'9" x 10'5" (3.3 x 3.2)



Attractive modern range of fitted units with polished oak work tops, under-unit lighting, inset sink with mixer tap and drainer, large gas Rangemaster cooker with multi-hob top and extractor above, integrated dishwasher, uPVC double glazed window. Door to the utility room



MODERN FITTED KITCHEN



SNUG

15'1" x 12'9" (4.6 x 3.9)



Dual aspect uPVC double glazed windows overlooking the rear garden and side, attractive inset fireplace with solid oak mantel with cast-iron solid fuel fire set within, central heating radiator

UTILITY ROOM

14'5" x 7'6" including pantry (4.4 x 2.3 including pantry)



Range of fitted units matching those in the kitchen, uPVC double glazed window, secure door leading out to the side, uPVC double glazed window, gas-fired central heating boiler and large high-pressure water immersion cylinder

SNUG



UTILITY ROOM



PANTRY STORE

Central heating radiator, uPVC double glazed window

OFFICE / BEDROOM 4

10'2" x 8'6" (3.1 x 2.6)



Dual aspect uPVC double glazed windows, central heating radiator, cast-iron fireplace (not currently in use)



SHOWER ROOM & WC

6'10" x 6'2" (2.1 x 1.9)



Modern suite of walk-in shower cubicle, low WC, vanity wash basin, dual-fuel (electric and central heating) heated towel rail, uPVC double glazed window, mirrored cabinet

FIRST FLOOR

LANDING

Two spacious storage cupboards; one with fitted storage solution, central heating radiator, ceiling hatch access to the loft

MASTER BEDROOM SUITE

Comprising

BEDROOM 1

14'1" x 10'2" (4.3 x 3.1)



uPVC double glazed window with south-west aspect overlooking the garden, two Velux windows, central heating radiator

BEDROOM 1



DRESSING ROOM

8'6" x 7'10" (2.6 x 2.4)



Generous range of built in wardrobes and dressing table, uPVC double glazed window, central heating radiator

EN-SUITE SHOWER ROOM

8'6" x 5'10" (2.6 x 1.8)



Modern suite of walk-in shower cubicle, low WC, vanity wash basin, dual-fuel (electric and central heating) heated towel rail, Velux window



BEDROOM 2

15'1" x 11'1" plus bay (4.6 x 3.4 plus bay)



Spacious second bedroom with versatile bay and uPVC double glazed window overlooking the garden, two uPVC double glazed windows to the side, Velux window, central heating radiator

EN-SUITE WC

Low WC, pedestal wash basin, vanity wash basin, electric heated towel rail, uPVC double glazed window, linen cupboard

BEDROOM 3

10'9" x 10'2" (3.3 x 3.1)



uPVC double glazed window to the side, central heating radiator, under-eaves storage

BEDROOM 3



BATHROOM

8'6" x 8'2" (2.6 x 2.5)



White suite with corner roll top bath with traditional chrome ball and claw feet, low WC, vanity wash basin, dual-fuel (electric and central heating) heated towel rail, Velux window

OUTSIDE



Remote controlled electric security gated entrance to the front to attractive large bricked driveway suitable for several vehicles, CCTV, low-maintenance gravelled front garden with



stocked borders, access to the garage and rear garden.

Spacious SW facing lawned and stocked rear garden with timber decking and seating area. Spacious paved patio suitable for outdoor entertaining, greenhouse and shed.

OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



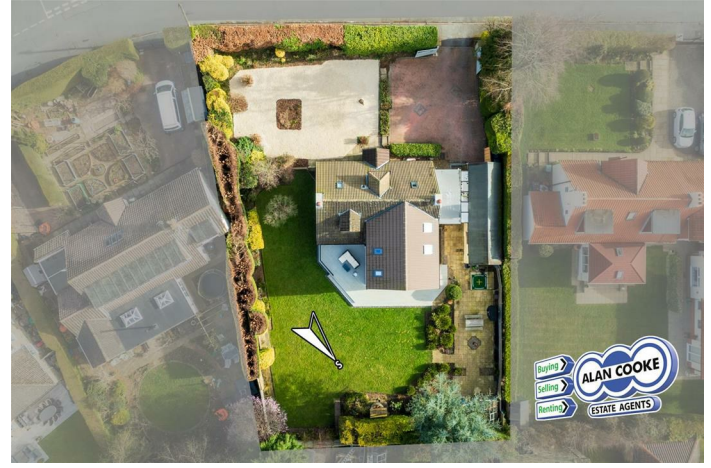
OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band F

HOW TO GET THERE

From the A58 Leeds/Wetherby Road, Second Avenue is located approximately 300m north of the junction with Keswick Lane

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	