



## **RADCLIFFE HOUSE**

Bardsey, Between Wetherby and Leeds

**Carter Jonas**

## **RADCLIFFE HOUSE, 3 MAPLE GARDENS, BARDSEY, LS17 9PB**

Harrogate - 14 miles

Leeds - 8 miles

Wetherby - 5 miles

A1(M) - 4 miles

An early inspection of this beautiful family home is essential to appreciate.

Bardsey itself is conveniently placed for ease of access to Yorkshire principal centres including those of Leeds, Harrogate and York, is steeped in history with a church dating back to the 9th Century and a public house reputed to be one of the oldest Inns in England. The neighbouring village of Collingham offers good shopping facilities, and the market town of Wetherby is only some ten minutes away. The area is also well served by a variety of schools including The Grammar School at Leeds and Gateways Schools some 10 minutes away and there are excellent sporting facilities close by including a number of highly regarded golf clubs. The A1(M) motorway is readily accessible for those wishing to travel further afield and Leeds Bradford Airport is within easy reach.

The accommodation briefly comprises an impressive reception hall with a turned staircase leading up to a galleried landing, built in store cupboard and a guest cloakroom and WC. The formal sitting room doubles as a cinema room with projector and concealed drop down screen and has sliding patio doors opening into the rear garden. A fitted home office with furniture by Hammonds leads through into a large conservatory, as does the separate dining room, providing an excellent entertaining space. The family breakfast kitchen has a comprehensive range of bespoke units by Jeremy Wood and a light living / dining area with three roof lights and folding doors opening into the garden room having direct access to the garden with retractable roof and side panel.

**AN EXCEPTIONAL DETACHED FAMILY HOME BEING ONE OF ONLY THREE IN A DISCRETE CUL DE SAC WITHIN THE SOUGHT AFTER VILLAGE OF BARDSEY, SET IN PRIVATE ENCLOSED GARDENS OF APPROXIMATELY ½ ACRE WHICH INCLUDES A SUPERB SEPARATE HOME OFFICE/GYMNASIUM WITH ADJACENT DECKING AND HOT TUB.**



Leading off the kitchen is a walk in pantry and a fitted utility room with separate staircase leading up to a teenage/guest bedroom suite with en suite shower room. This sits above the double garage which could be incorporated to form a two storey self contained annex for a dependent relative if required.

The first floor is accessed from the spacious galleried landing with sitting area and includes the principal bedroom with fitted dressing room and en suite shower room. There are then three further bedrooms, one with an en suite shower room and a house bath/shower room with travertine tiling.

Outside the property is approached through electric entrance gates opening into an extensive forecourt with ample parking spaces for several cars and in turn providing access to the integral double garage with automatic up and over door.

The well established gardens are completely enclosed and enjoy a high degree of privacy, principally lawned with mature trees and high screening boundary hedges creating a perfect and safe environment for young children and pets. Set in a slightly elevated position at the top of the rear garden is a superb contemporary summer house/ gymnasium/home office perfect for those looking to work from home and with adjacent decking area and hot tub. In total the grounds extend to approximately half an acre with scope for further extension if required and subject to planning approval.



## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold with vacant possession given on legal completion.

**Services:** We are advised that all mains services are installed.

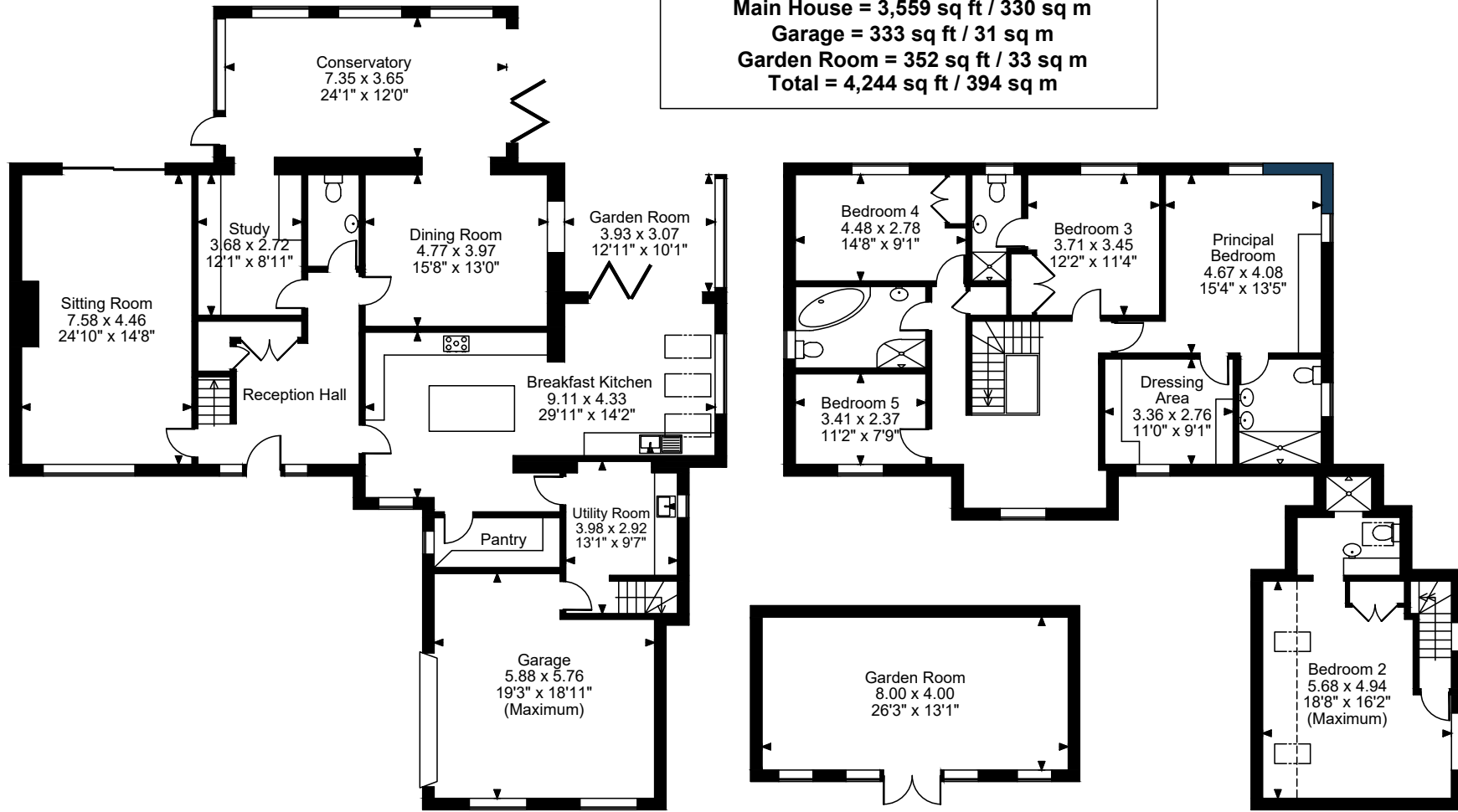
**Viewings:** By appointment through the selling agents - Carter Jonas - 01423 523423.

**Directions - LS17 9PB:** Travelling from Wetherby in the direction of Leeds along the A58, continue through Collingham village and after approximately 1 ½ miles upon entering Bardsey, take the fourth turning on the right into Second Avenue. Take the next turning left into Maple gardens and Radcliffe House is on the left hand side of the cul de sac.





**Radcliffe House, 3 Maple Gardens, Bardsey**  
**Approximate Gross Internal Area**  
**Main House = 3,559 sq ft / 330 sq m**  
**Garage = 333 sq ft / 31 sq m**  
**Garden Room = 352 sq ft / 33 sq m**  
**Total = 4,244 sq ft / 394 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □□□□ Denotes restricted head height  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	76
		EU Directive 2002/91/EC	



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