



**THE VICARAGE, WOODACRE LANE, BARDSEY, LEEDS, WEST YORKSHIRE, LS17 9DG**

£1,850 per month\*

**Carter Jonas**

---

# **THE VICARAGE, WOODACRE LANE, BARDSEY, LEEDS, WEST YORKSHIRE, LS17 9DG**

- Available Now
- Unfurnished
- Five Bedrooms
- EPC Band D
- Council Tax Band G
- Pets Considered

## **THE PROPERTY**

Available now, we offer to you The Vicarage, a delightful five bedroomed, detached property located in the desirable village of Bardsey and conveniently situated only 5 miles from the market town of Wetherby, 9 miles from the popular City of Leeds and 13 miles from the spa town of Harrogate.

Briefly the accommodation comprises a naturally bright entrance hallway, well-proportioned sitting room with a gas burning fire, a separate family room, dining room with patio doors leading out into the garden, kitchen with a selection of fully fitted units and space for a cooker and dishwasher and fridge-freezer as required, utility room with plumbing in situ for a washing machine and dryer and a useful W/C conveniently positioned off the hallway.

To the first floor, there are five double bedrooms, a modern family bathroom suite including an electric shower over the bath, basin and WC, a separate W/C and basin with a modern shower suite positioned off the landing area with a free-standing shower, W/C and basin.

Externally, there is ample off-street parking for a number of vehicles, a single garage which can be utilised for storage purposes and well-maintained, private gardens with established borders surrounding the property.

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.

Available now, we offer to you The Vicarage, a delightful five bedroomed, detached property located in the desirable village of Bardsey.



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.

This delightful property offers spacious family living accommodation, a beautiful location and would be ideal for anyone with commuter needs.

Offered unfurnished.

Pets considered.

The deposit will be £2,134 (5 week's rent) at a rental value of £1,850 per calendar month.

The holding deposit will be £426 (1 week's rent) at a rental value of £1,850 per calendar month.

---

## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 6 months, longer terms will be considered
Viewing	Strictly by appointment only
Local Authority	Council Tax Band G

---



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

T: 01423 523423  
 Regent House, 13-15 Albert Street, Harrogate, HG1 1JX  
 E: [harrogate.rural@carterjonas.co.uk](mailto:harrogate.rural@carterjonas.co.uk)



Exclusive UK affiliate of

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE