



KESWICK HOUSE, RIGTON GARDENS, BARDSEY, LS17 9FB

Harrogate – 14 miles

Leeds – 8 miles

Wetherby – 5 miles

A1(M) – 4 miles

Keswick House is in fact one of only five individual executive homes built some 8 years ago to a high specification and further enhanced by a bespoke interior layout designed by the current vendors. The house also benefits from solar panels and multiple storage batteries providing significant efficiencies and savings in terms of running costs. The light and spacious contemporary living accommodation is arranged over three levels giving flexibility and extends overall to just over 3,000 sqft.

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 with underfloor heating throughout briefly includes a covered entrance porch opening into an impressive reception hall with central staircase, cloaks and storage cupboards and a guest cloakroom. There are two reception rooms at the front of the house comprising a study/home office and a sitting room with recessed log effect gas fire.

AN IMMACULATLY PRESENTED AND SUBSTANTIAL STONE BUILT DETACHED FAMILY RESIDENCE WITHIN AN EXCLUSIVE GATED DEVELOPMENT OF JUST THREE WITH ENCLOSED GARDENS OF ALMOST 0.2 OF AN ACRE ON THE FRINGE OF THIS SOUGHT AFTER AND HISTORIC VILLAGE.



An outstanding feature of the house is the full length open plan family living/dining kitchen with three sets of glazed folding doors opening out onto the terrace and the rear garden. There is a comprehensive range of hi gloss black and white wall and base units complemented by a large island/breakfast bar and a extensive selection of integrated appliances. The dining and sitting areas both overlook the gardens, there is an abundance of recessed ceiling lighting and leading off the kitchen is a utility room with separate external access.

The first floor comprises a spacious galleried landing with sitting area, glazed balustrading and matching staircase leading up to the second floor. The principal bedroom is of generous proportions and open through into a spacious dressing room and large luxury en suite shower room with self calibrating, digital shower. There is a second bedroom suite with shower room, double bedroom three and a luxury house bath/shower room with self calibrating, digital shower at first floor level.

On the second floor is a fourth bedroom suite with shower room and a cinema room/bedroom five and the whole floor could combine to form a self contained element or teenage suite if preferred.

Outside, the property is initially approached through electric entrance gates with a security video entry system leading up to a private driveway providing parking for two cars and in turn giving access to a large detached double garage with electric door. There are formal gardens at the



front and side the latter having a timber hand gate opening through into the large principally lawned rear garden providing a very secure environment for young children. There is also a significant paved terrace running the full length of the house ideal for outside entertaining.

ADDITIONAL INFORMATION

Tenure

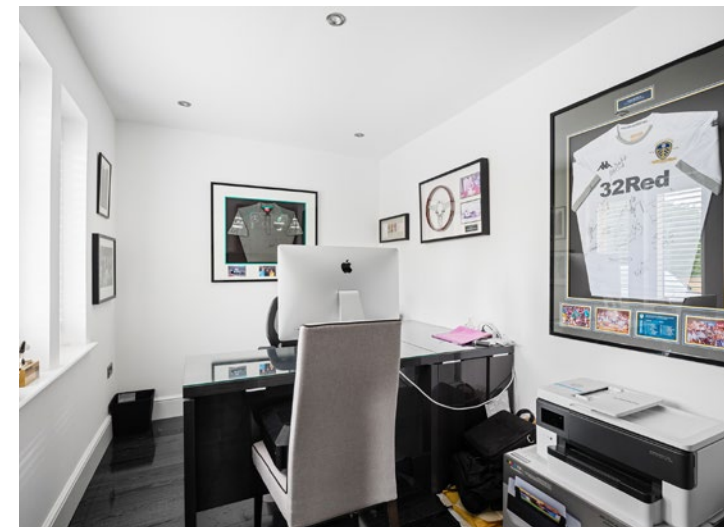
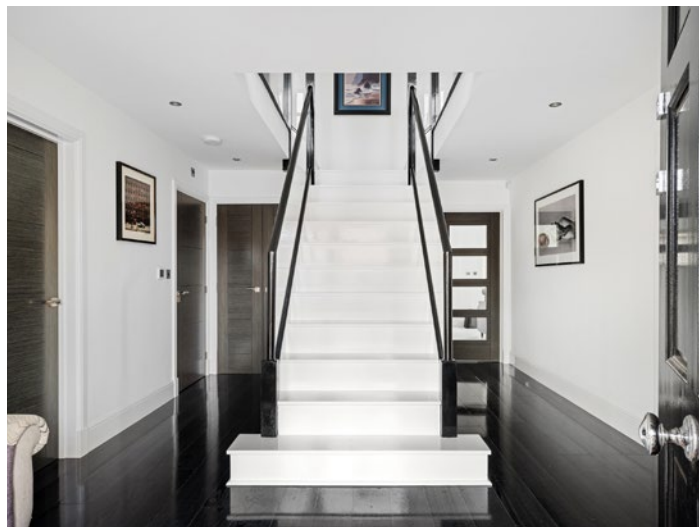
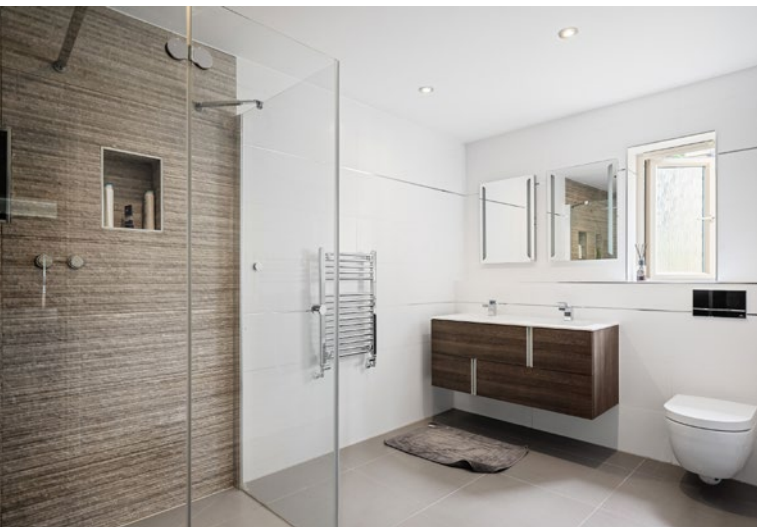
We are advised that the property is freehold with vacant possession given on legal completion.

Viewings

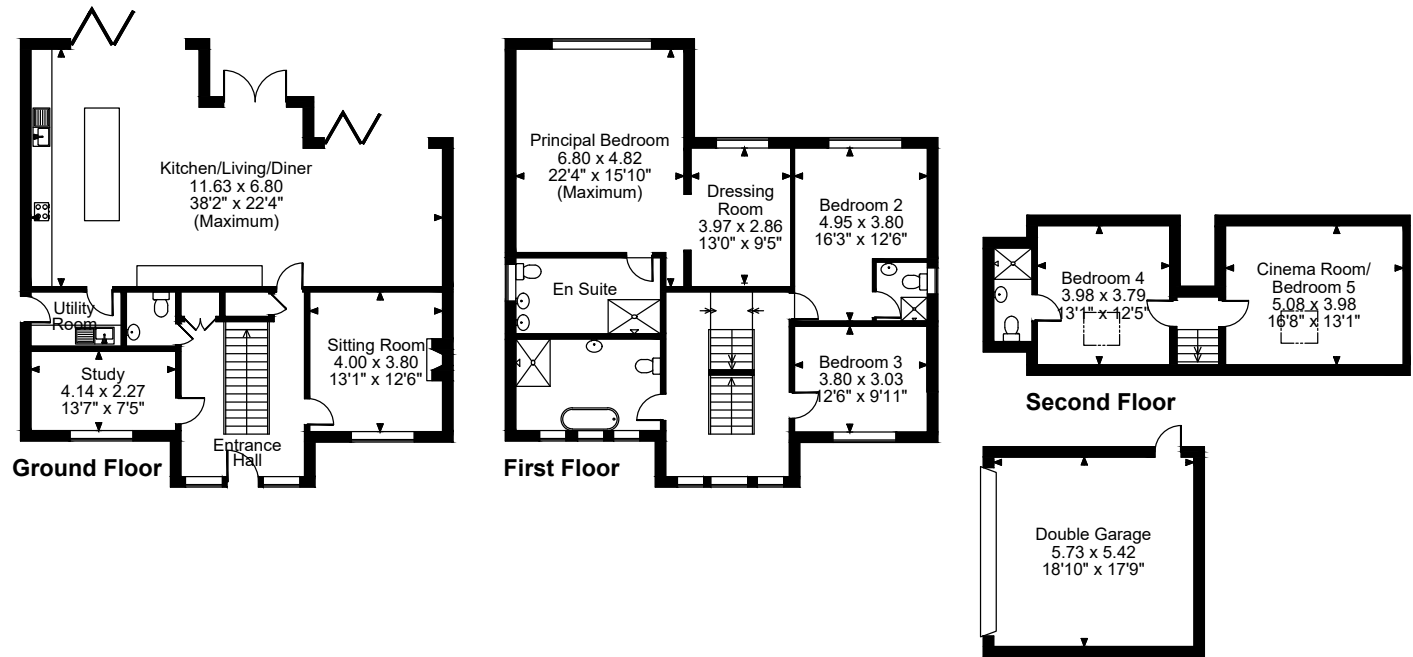
Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - LS17 9FB

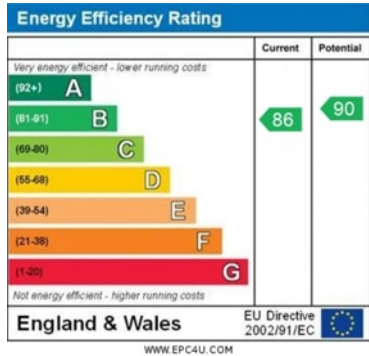
Travelling from Wetherby in the direction of Leeds along the A58, continue through Collingham village and after approximately 1 ½ miles upon entering Bardsey, take the third turning on the right into Scarsdale Lane. Bear immediately right and after the left hand bend the entrance to Rigton Gardens is on the right.



Keswick House, Bardsey
Approximate Gross Internal Area
Total = 3,193 sq ft / 296 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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