2 CASTLE FIELDS

LEEDS, LS17 9FA

£450,000

FREEHOLD

Turnkey, Park Lane Home in the highly regarded village of Bardsey, offering accommodation over three floors and featuring quality finishes throughout.

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SELLERS OF THE FINEST HOMES

2 CASTLE FIELDS

• Prestigious Park Lane Home • Sought after Bardsey village location • Ready to move into property • Quality finishes throughout • Three well proportioned bedrooms • Luxury family bathroom and ensuite shower room • Open plan kitchen diner with fully integrated appliances • Single detached garage • Driveway parking • Easy access to local amenties

Situated in the heart of the highly sought-after village of Bardsey, this beautifully presented three-bedroom turnkey home offers stylish, low-maintenance living within easy reach of local amenities in Bardsey, Collingham, and the market town of Wetherby.

Constructed to a high standard by the prestigious Park Lane Homes, the property features a stunning open-plan kitchen and dining area, complete with quality Zanussi appliances and elegant granite worktops—perfect for both everyday living and entertaining.

The first floor boasts two well-proportioned bedrooms alongside a luxurious family bathroom, while the impressive primary suite occupies the second floor, benefiting from a contemporary ensuite shower room.

Flooded with natural light throughout, the home also offers an easy-to-maintain rear garden with a lawn and patio area—ideal for relaxing or hosting guests. Externally, there is a detached single garage and a generous driveway providing ample off street parking.

This exceptional property is perfectly suited to young families, downsizers, or professional couples seeking a high-quality home in a desirable village location.

ENVIRONS

The property is situated in the historic village of Bardsey, which was mentioned in the Domesday Survey of 1086. Bardsey features an excellent primary school, a parish church, a village tennis club, and the long-established Bingley Arms Public House. The property also provides convenient access to the region's motorway network and the A58, making it easy for commuters to reach Leeds city centre. The nearby village of Collingham offers a good range of amenities, and the popular market town of Wetherby is also easily accessible.

SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

LOCAL AUTHORITY

Leeds City Council

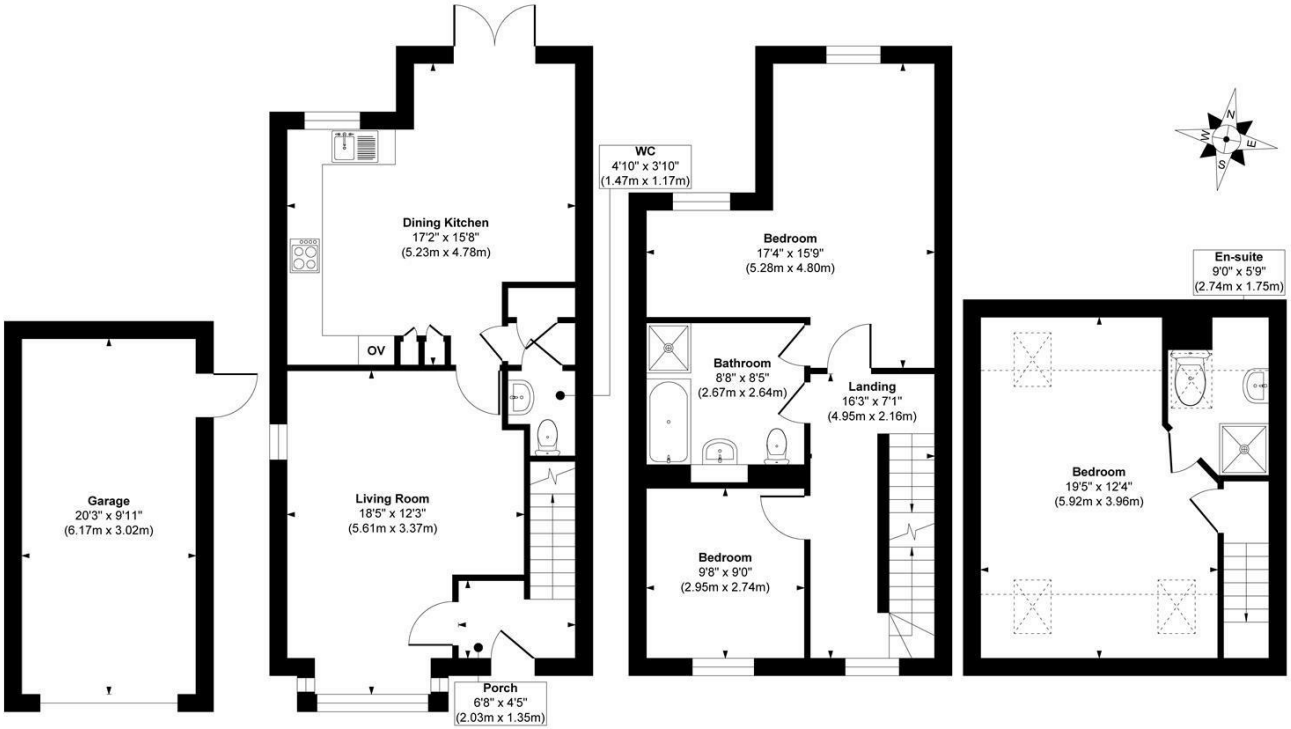
TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

2 CASTLE FIELDS



Garage
Approximate Floor Area
200 sq. ft
(18.58 sq. m)

Ground Floor
Approximate Floor Area
542 sq. ft
(50.35 sq. m)

First Floor
Approximate Floor Area
495 sq. ft
(45.98 sq. m)

Second Floor
Approximate Floor Area
318 sq. ft
(29.54 sq. m)

Approx. Gross Internal Floor Area 1555 sq. ft / 144.45 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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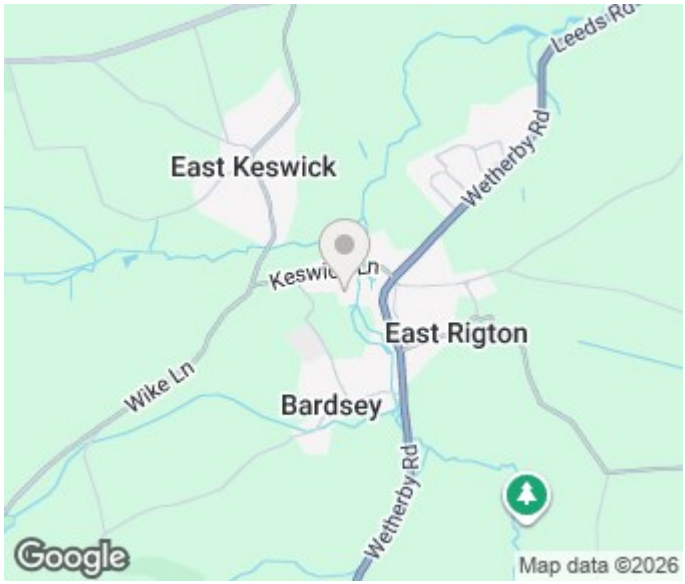

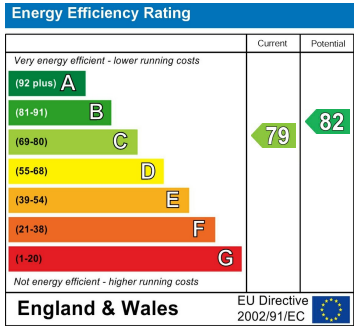

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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