



TENURE
Freehold

COUNCIL TAX
Band G (from internet enquiry)

SERVICES
We understand mains water, electricity, gas and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared September 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Bardsey ~ Scarsdale House, Scarsdale Lane, LS17 9BH

This sensational five bedroom modern family home built in recent years offers an exceptional standard of living throughout revealing approximately 3,790 sqft of accommodation (including garage). Positioned in one of the village's most sought-after locations it boasts stunning elevated views over the adjoining countryside, creating a perfect blend of luxury and scenic tranquillity.

- Superior five bedroom modern detached family home
- Principal bedroom with dressing room and stunning ensuite bathroom
- Bedroom two with ensuite
- Two beautifully decorated reception rooms
- Sensational dining kitchen with Siemens appliances
- Basement floor with study, large utility, store room and gym
- Gated driveway to front
- Generous rear patio and large lawned garden
- Breathtaking elevated views
- Early viewing advised to avoid disappointment

£1,250,000 PRICE REGION



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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Renton & Parr

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ESTATE AGENTS
VALUERS

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Premium

All-round excellence, all round Wetherby since 1950

Property Description:-

Scarsdale House was built in 2021 by a well renowned local house builder, this stunning detached property features an imaginative design with approximately 3,300 sqft of beautifully decorated living space arranged over three floors. Immaculately presented throughout, this exceptional home blends contemporary style with practical luxury. It benefits from underfloor heating on both the basement and ground floors and in further detail comprises:-

On the ground floor, a spacious entrance hall with built-in cloaks and a separate guest w.c. leads into an impressive 24ft lounge with a walk-in bay window offering superb views to the front, a wood-burning stove providing warmth and ambiance. Steps lead up to a light and airy family room, featuring bi-folding doors that open onto the rear patio. A standout feature of this home is the sensational dining kitchen, comprehensively fitted with bespoke wall and base units, quartz work surfaces and high-quality Siemens appliances, butler's pantry with a wine cooler. The eye-catching central island is fitted with a sink and Quooker hot water tap, complemented by a generous dining area and 4-leaf bi-folding doors to the rear garden.

On the first floor, the spacious principal bedroom offers a fitted dressing area and a luxury en-suite bathroom featuring Villeroy & Boch sanitary ware. The bedroom enjoys its' own dressing room, equipped with floor-to-ceiling fitted wardrobes on three sides and a central dressing table. Two further double bedrooms are served by a stylish house bathroom. Steps lead up to the second bedroom at the rear, which benefits from its own en-suite facility.

The basement floor provides additional versatile space, including a spacious hallway, large study and generous utility room with custom-built cabinetry and space for white goods. This level also features a separate storeroom, gym, and internal access to the garage.

To the outside, Scarsdale House occupies a fabulous elevated plot on a desirable lane, set back behind electric security gates a block-paved driveway provides secure parking for multiple vehicles and leads to a 26ft garage with an electric door. With well-tended lawned gardens to the front and side, a 5-bar gate serves access to a generous rear garden with secure boundaries. Steps ascend to a second patio area, perfectly placed for outdoor dining and relaxation while enjoying the elevated views over Bardsey and the adjoining countryside.

The home's individual design, coupled with meticulous attention to detail, makes it a standout choice for those seeking a stylish and spacious modern residence in this highly favoured village located between Wetherby and Leeds.

Total floor area 352.2 sq.m. (3,791 sq.ft.) Approx (Including Garage)

