



LOG CABIN
With Sun Dance **HOT TUB** (Included in the sale)

COUNCIL TAX
Band G (from internet enquiry).

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 July 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	59 d	
39-54	E		
21-38	F		
1-20	G		

TO THE OUTSIDE

A driveway to the front gives access to :-

INTEGRAL GARAGE

21'1" x 15'2" (6.43m x 4.62m) Having electric up and over door, light, power and water laid on. POD point for electric vehicle charging. Worcester gas fired central heating boiler, eaves storage, window to rear, integral access door to side passageway.

GARDENS

A sweeping 'in & out' driveway to the front with low stone wall boundary and herbaceous borders. Flagged paths lead round the side of the property to the rear garden which features a paved patio/drying area, rotavated and prepared area ready for turfing or seeding. A foot bridge across Collingham beck that dissects the site to a more natural tree-line area with Leeds Road beyond.







Collingham ~ 5 The Close, LS22 5AE

A rare opportunity to purchase a three bedroom dormer bungalow providing spacious accommodation with generous size gardens, and stream with tree lined backdrop. Delightful cul-de-sac position on the edge of this popular residential development. No onward chain.

- Lounge, separate dining room and well fitted kitchen
- Two double bedrooms, bathroom and two showers on the ground floor
- Double bedroom on the first floor
- Additional eaves space providing further potential for development
- Walking distance of local shopping parade and cricket ground

£595,000 PRICE REGION FOR THE FREEHOLD

3 Recep 3 Beds 1 Bath 2 showers

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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CHARTERED SURVEYORS
 ESTATE AGENTS
 VALUERS
 01937 582731
 sales@rentonandparr.co.uk
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Premium

All-round excellence, all round Wetherby since 1950

COLLINGHAM

Collingham is a much sought after West Yorkshire village some 3 miles from the Market Town of Wetherby and approx 1 mile from the A.1. Well served by a range of shops, primary school and sporting facilities including Cricket and Squash Club, Swimming Pool and Golf Course nearby. Leeds City Centre, Harrogate and York are all within easy car commuting distance with major road networks close by.

DIRECTIONS

From Wetherby proceeding along the A58 towards Leeds. Pass the Tesco Express on the right, take the second right turning into Millbeck Green and first left into The Close where the property is identified at the head of the cul-de-sac by a Renton & Parr for sale board.



THE PROPERTY

A rare opportunity to purchase a generously proportioned three bedroom detached dormer bungalow with further potential to extend subject to necessary planning approval and building regulations. Re-decorated throughout the light and spacious accommodation benefiting from gas fired central heating and double glazed windows is available with no onward chain.

Occupying a particularly attractive and convenient cul-de-sac position with generous size gardens including village beck to the rear, the accommodation in further detail giving approximate room sizes comprises :-

SIDE ENTRANCE/ SUN ROOM

With UPVC and double glazed double entrance doors, double glazed windows to two sides, exposed stone walls, radiator.

INNER HALL

With radiator, delft rack, airing cupboard with lagged copper cylinder, understairs storage cupboard.

LOUNGE

16' x 15' (4.88m x 4.57m)

Fireplace and hearth with coal effect gas fire, three wall light points, radiator, ceiling cornice, double glazed window overlooking rear garden, open doorway to :-



DINING ROOM

11' x 10' 10" (3.35m x 3.3m)

Double glazed window to rear, radiator, ceiling cornice.



BREAKFAST KITCHEN

12' x 9' 10" (3.66m x 3m)

Well fitted with extensive range of Shaker style wall and base units including cupboards and drawers, worktops with tiled surrounds, breakfast bar, one and a half bowl stainless steel sink unit with mixer taps, built in oven and gas hob with extractor hood over, fridge and freezer, dishwasher, double glazed window, radiator, side entrance door to :-



UTILITY/SECONDARY ACCESS

UPVC door to front and rear, radiator, plumbed for automatic washing machine, sink. Access to garage.

SHOWER (OFF)

Tiled walls, shower cubicle.

BEDROOM ONE

15' 10" x 11' 10" (4.83m x 3.61m)

Including fitted wardrobes and matching drawers, double glazed window to front, radiator, ceiling cornice. Corner shower cubicle.



W.C

w.c. and wash hand basin. Jack & Jill to the hall and bedroom one.

BEDROOM TWO

16' 2" x 12' 10" (4.93m x 3.91m) overall

Including fitted wardrobes to one wall, double glazed window to front, radiator, ceiling cornice.



BATHROOM

A three piece white suite comprising enclosed bath with Mira shower above, low flush w.c., vanity wash basin with cupboards under, tiled walls, double glazed window, radiator.



FROM THE INNER HALL

An enclosed staircase leads to :-

FIRST FLOOR LANDING

BEDROOM THREE

13' 9" x 13' 10" (4.19m x 4.22m) Narrowing to 10' 10" (3.3m)

Double glazed window to front, radiator.

AGENTS NOTES

A door from the landing gives access to **EXTENSIVE EAVES STORAGE AREA**, providing potential for two additional bedrooms and bathroom, subject to necessary approval.