

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING

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

Details prepared November 2022



Collingham ~ 16 Bishopdale Drive, LS22 5LP

An exciting opportunity to acquire this recently decorated and well-presented two double bedroomed detached bungalow boasting a recently fitted shower room and well-tended private gardens, altogether located in this highly sought-after residential development.

- Two bedroomed detached bungalow
- Living room, separate dining room and kitchen
- Modern wet room
- Well-tended gardens and highly private garden
- Driveway parking, single garage
- Available with no onward chain



2 Recep

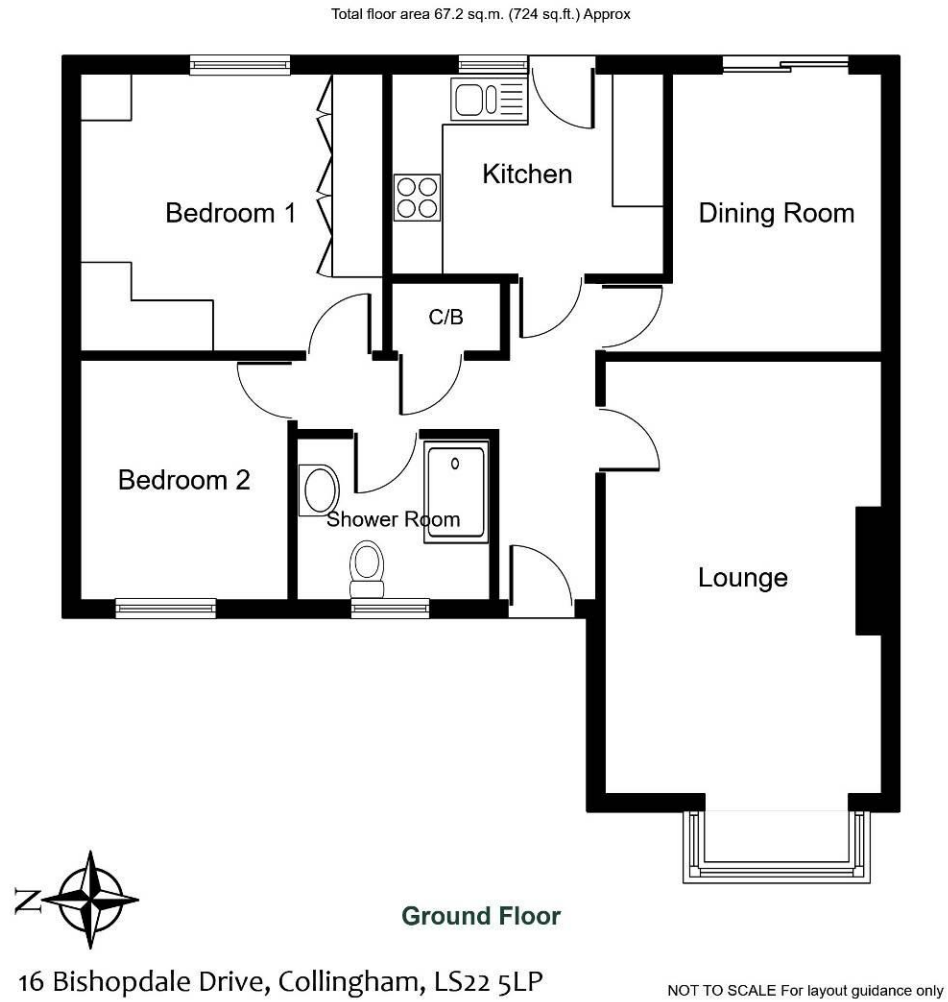


2 Beds



1 Bath

£475,000 PRICE REGION FOR THE FREEHOLD



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

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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 towards Leeds along the A58 entering Collingham village, bear right after the pelican crossing into Harewood Road. Take the first right turning after the Lady Hastings primary school into Bishopdale Drive and the property is situated on the right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

Offered to the open market for the first time since new, this well presented two bedroom stone built detached bungalow benefits from double glazed UPVC windows, modern gas fired central heating boiler and in further detail giving approximate room dimensions comprises :-

FRONT ENTRANCE

Portico to front with step leading to :-

HALLWAY

With decorative ceiling cornice, dado rail, radiator, loft access hatch, airing cupboard with radiator and fitted shelves within.

LOUNGE

16'4" x 10'5" (5m x 3.2m)
With bay window to front, deep window sill, double radiator beneath, telephone point, T.V. aerial. "living flame" coal effect gas fire with stone surround, wooden mantle and slate hearth, decorative ceiling cornice.



DINING ROOM

10'5" x 8'2" (3.2m x 2.5m) plus door recess
With sliding patio doors to rear leading out to private rear garden, radiator, decorative ceiling cornice.



KITCHEN

10'5" x 7'10" (3.2m x 2.4m)
Fitted with a range of wall and base units, cupboards and drawers, laminate work tops with tiled splashback, inset one and a quarter stainless steel sink unit with mixer tap. Integrated Neff cooker with grill, four ring gas hob with extractor hood above, space and plumbing for automatic washing machine as well as space for fridge freezer, double glazed window to rear elevation as well as single door leading out to rear garden. Wall mounted Worcester Bosch boiler, single radiator.



BEDROOM ONE

11'9" x 10'9" (3.6m x 3.3m)
With double glazed window to rear elevation, radiator beneath, fitted bedroom furniture to three sides comprising floor to ceiling wardrobes, dressing table and drawers, matching bedside table.



BEDROOM TWO

9'2" x 7'10" (2.8m x 2.4m)
With double glazed window to front elevation, radiator beneath, T.V. aerial.



SHOWER ROOM



Recently fitted with a contemporary modern white suite comprising low flush w.c., with concealed cistern, generous walk-in shower cubicle, vanity wash basin with drawers beneath, tiled floor covering as well as modern wall tiles.

Double glazed window to front, chrome ladder effect heated towel rail, wall mounted LED back-lit mirror.

TO THE OUTSIDE

With tarmac drive to front providing off-street parking and serving access to :-

SINGLE GARAGE

17'0" x 8'2" (5.2m x 2.5m)
With manual up and over door, light and power laid on. Single personnel door to side.

GARDENS

To the front lies a neat parcel of lawn with deep rose borders, stone flagged path to the side with handgate revealing rear garden. Boasting an array of established bushes, shrubs and trees affording an exceptionally high degree of privacy with low maintenance level lawn and deep shaped gravel borders. Outside water tap, garden store to side.



COUNCIL TAX

Band F (from internet enquiry)