

VIEWING

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

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared August 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Collingham ~ 17 Millbeck Green, LS22 5AJ

Offered on the open market for the very first time, a three-bedroom stone built detached house providing scope for modernisation and extension, subject to necessary planning approval. No onward chain.

- Lounge, separate dining room and study
- Three double bedrooms and bathroom
- Gas fired central heating and mostly double-glazed windows
- Double garage with electric up and over door
- Private enclosed gardens to rear

£565,000 PRICE REGION FOR THE FREEHOLD

 **2 Recep**
 **3 Beds**
 **1 Bath**



MISREPRESENTATION ACT

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CHARTERED SURVEYORS
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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. Entering Collingham take the second turning right into Millbeck Green after the traffic lights. Entering Millbeck Green follow the road round taking the right hand fork and the property is then identified on the left hand side by a Renton and Parr sale board.

THE PROPERTY

A "Fisch" built three bedroom detached house providing spacious well proportioned accommodation now offering an excellent opportunity for modernisation and improvement to individual taste.

Benefiting from gas fired central heating and mostly double glazed windows, the accommodation in further detail giving approximate room sizes comprises:-

GROUND FLOOR

ENTRANCE PORCH

With cloaks cupboard off, inner door leading to:-

ENTRANCE HALL

12' 4" x 9' 0" (3.76m x 2.74m)

Having staircase to first floor, radiator.

CLOAKROOM

Pink coloured suite comprising low flush WC, corner wash basin, double glazed window, heated towel rail.

LOUNGE

24' 0" x 11' 10" (7.32m x 3.61m)



Bow window to front, patio doors to rear, stone fireplace and hearth, ceiling cornice, two wall light points, two radiators.

DINING ROOM

11' 10" x 10' 10" (3.61m x 3.3m)

Double glazed window to rear, radiator, ceiling cornice, serving hatch from kitchen.



STUDY

8' 4" x 7' 4" (2.54m x 2.24m)

Double glazed windows to two sides, radiator.

BREAKFAST KITCHEN

15' 5" x 8' 10" (4.7m x 2.69m)

Having a range of wall and base units including cupboards and drawers, formica worktops, tiled splashbacks, double drainer stainless steel sink unit, radiator. Space for table and chairs, double glazed window to side and rear.



SIDE PORCH

With entrance door to front, access door to garage and further door to access the rear garden.

BOILER ROOM

7' 3" x 3' 0" (2.21m x 0.91m)

With Ideal Mexicao gas fired central heating boiler.

FIRST FLOOR

Gallery landing, loft access, radiator, double glazed window, linen cupboard, box room.

BEDROOM ONE

20' 1" x 12' 0" (6.12m x 3.66m)

Including two built in double wardrobes, double glazed window to rear, ceiling cornice.



BEDROOM TWO

12' 0" x 10' 10" (3.66m x 3.3m)

Including double wardrobes, double glazed window to rear, radiator.

BEDROOM THREE

11' 10" x 9' 0" (3.61m x 2.74m)

Including double wardrobes. Double glazed window to rear, radiator, ceiling cornice.

BATHROOM

7' 9" x 7' 3" (2.36m x 2.21m)



Tiled walls and white suite comprising panelled bath with mixer taps and shower attachment, bidet, low flush WC, pedestal wash basin, radiator, double glazed window, airing cupboard with lagged covered cylinder.

TOTHE OUTSIDE

Gravel driveway with turning area leads to:-

ATTACHED GARAGE

17' 2" x 15' 0" (5.23m x 4.57m)

Having electric up and over door, light, power and water. Integral door to side passage, double glazed window to rear, plumbed for automatic washing machine.

GARDENS

Low stone boundary wall to front garden comprising lawn and borders with bushes and shrubs. Side gate to enclosed and private lawned rear garden with patio area, well established hedging.



COUNCIL TAX

Band F (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.