

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	57	68	(39-54) E	53	67
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

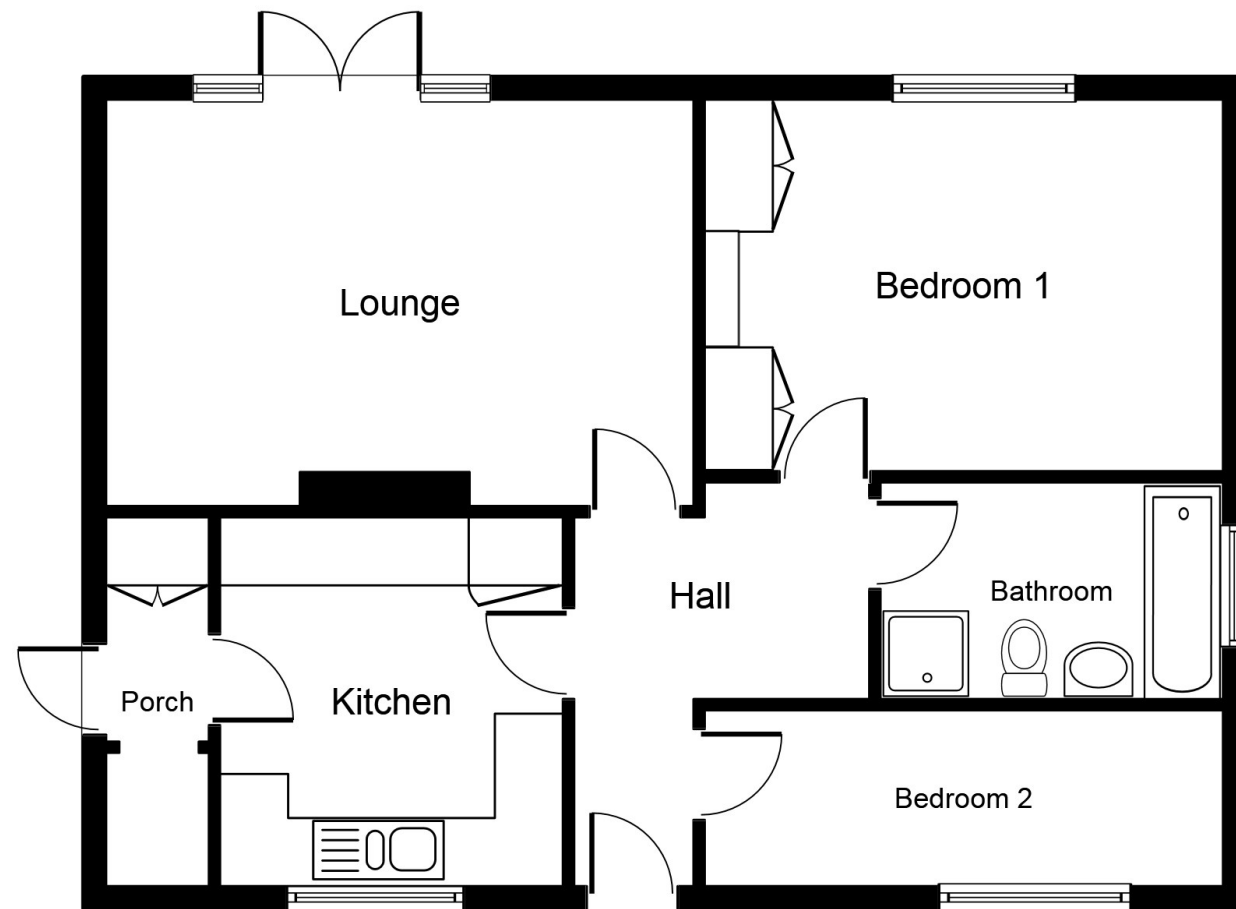


Collingham ~ Pear Trees, School Lane, LS22 5BD

Ideally located within level walking distance of parade of shops, doctors surgery and other excellent village amenities. A two bedroom individual stone built detached bungalow available with no upward chain. Early viewing highly recommended to avoid disappointment.

- Lounge with patio doors to south facing rear garden
- Double bedroom with fitted wardrobes
- Bedroom two/study
- Well fitted kitchen with integrated appliances
- Modern bathroom with four piece suite
- Gas central heated and UPVC double glazed windows

£285,000 PRICE REGION FOR THE FREEHOLD



Pear Trees, School Lane, Collingham, LS22 5BD

NOT TO SCALE For layout guidance only

MISREPRESENTATION ACT

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

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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

Proceeding from Wetherby towards Collingham along the A58. Entering the village take the first left turning into Jewitt Lane and right into School Road where the property is identified on the left hand side by a Renton & Parr for sale board.

THE PROPERTY

An individual stone built detached bungalow, ideally located for ease of access to village amenities.



The refurbished accommodation with modern kitchen and bathroom is available with no upward chain, including carpets, curtains and light fittings as seen and in further detail comprises :-

GROUND FLOOR ONLY

ENTRANCE HALL

With glazed and panelled entrance door, oak flooring extending through into the inner hall where there is recess ceiling lighting, double radiator.

LOUNGE

17' x 11' 10" (5.18m x 3.61m)

With double glazed patio doors opening up onto private rear garden, ceiling cornice, two double radiators, four wall light points, fireplace with pine surround and marble type inset and hearth with gas fire. T.V. point.



KITCHEN

11' x 10' 9" (3.35m x 3.28m)

Well fitted with range of oak fronted wall and base units including cupboards and drawers, display cabinets, corner display unit, worktops with tiled surrounds, one and a half bowl stainless steel sink unit with mixer tap, integrated appliances including fridge, freezer, double oven, ceramic hob and extractor hood above, Myson kick-space heater, wine rack, broom cupboard, space and plumbing for automatic dishwasher, recessed ceiling lighting, double glazed window to front.



SIDE PORCH/UTILITY

Plumbed for automatic washing machine, gas fired central heating boiler, meter cupboard. Stable type side entrance door.

BEDROOM ONE

15' x 10' 10" (4.57m x 3.3m)

Double glazed window overlooking garden to rear, two double wardrobes with cupboards above, central dressing table, radiator, T.V. and telephone points.



BEDROOM TWO / STUDY

12'6" x 5' 1" (3.81m x 1.55m)

Double glazed window to front, radiator. Wall light point.

BATHROOM

9' 11" x 5' 10" (3.02m x 1.78m)

With modern four piece white suite comprising enclosed bath, pedestal wash basin, low flush w.c., shower cubicle, Travertine tiled floor, chrome heated towel rail, recess ceiling lighting, loft access, double glazed window.



TO THE OUTSIDE

Off road driveway parking to front.

GARDENS

Lawned to front with well stocked borders, side path to enclosed rear garden affording an excellent degree of privacy with established bushes and shrubs, lawn, patio, gravelled area, garden shed.



COUNCIL TAX

Band D (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

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.