

TO THE OUTSIDE

Enjoying a substantial corner plot the property affords ample off-street parking with generous driveway to side leading to :-

DOUBLE GARAGE

16'4" x 14'9" (5m x 4.5m)

With electric roller door, light and power laid on. Wall mounted solar inverter for fitted solar panels. Water tap.

GARDENS

Beautifully maintained and well-stocked gardens to both front and rear. The front garden is most generous in size with a level lawn set behind a Dwarf stone wall to front, deep well stocked flower borders boasting a variety of established bushes and shrubs. Path and hand gate to side reveals rear garden which is highly private in nature having an array of established trees and hedging. Generous patio area expands across the rear of the property beyond which is a level lawn with flower beds and vegetable plots.



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.

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 November 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT

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

- 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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Collingham ~ 2 The Vale, LS22 5JN

Offered to the open market for the first time since built this well-maintained four-bedroom detached family home presents an exciting opportunity for further development and modernisation (subject to necessary consent). Located on this highly sought-after development in the popular village of Collingham.

- Four bedroom detached family home
- Generous corner plot
- Excellent gardens to front and rear
- Space for further development (subject to consent)
- No onward chain

£625,000 OFFERS OVER FOR THE FREEHOLD



2 Recep



4 Beds



1 Bath

Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

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

Proceeding from Wetherby along the A58 towards Leeds, in the centre of the village turn right into Millbeck Green, keep to the left before taking a right turn into The Vale.



THE PROPERTY

Enjoying a generous corner plot the property is now available with the benefit of no onward chain and presents an exciting opportunity for anyone looking to modernise and/or extend to personal requirements (subject to consents). Fitted with solar panels, gas fired central heating and double glazed UPVC windows and doors, the accommodation in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORCH

With access gained via UPVC front door, internal glazed door leading to :-

HALLWAY

Returned staircase to first floor, useful understairs cloaks cupboard, built in storage, two radiators, telephone point.

DOWNSTAIRS W.C.

A coloured suite comprising low flush w.c., wash basin, part tiled walls, floor tiles, double glazed window to side, double shaver socket.

LOUNGE

19' 8" x 13' 5" (6m x 4.1m)

A lovely light room with large bay window to front elevation revealing a delightful outlook over generous front garden, radiator beneath, attractive polished stone fireplace with "living flame" coal effect gas fire, further radiator, T.V. aerial, double glazed patio door to rear, internal double doors leading to :-



DINING ROOM

10' 2" x 10' 2" (3.1m x 3.1m)

With double glazed window to rear elevation, double radiator beneath.



BREAKFAST KITCHEN

10' 9" x 10' 2" (3.3m x 3.1m)

Fitted with a range of wall and base units, cupboards and drawers, integrated appliances include Bosch double cooker, four ring gas hob with extractor hood above, fridge, inset stainless steel sink unit with mixer tap, space and plumbing for dishwasher beneath, tiled splashbacks and tile effect floor covering, cupboard housing recently installed gas fired boiler, double glazed window to rear, T.V. aerial, ceiling spotlights, double radiator. Single door leading to :-



SIDE LOBBY

With UPVC front door and rear door and useful store room.

UTILITY

13' 9" x 8' 10" (4.2m x 2.7m) to widest point.

Fitted with a modern range of wall and base units, laminate work top with tiled splashback, inset stainless steel sink unit with mixer tap, space and plumbing for automatic washing machine and tumble dryer, additional space for fridge freezer, double glazed window to rear, tiled floor covering.

FIRST FLOOR

LANDING

With window to front elevation.

PRINCIPAL BEDROOM

13' 9" x 11' 5" (4.2m x 3.5m)

With fitted bedroom furniture to three sides comprising 'his & her' wardrobes, bedside table storage as well as dressing table and drawers. Double glazed windows to rear elevation, radiator beneath.



BEDROOM TWO

11' 5" x 11' 1" (3.5m x 3.4m)

With double glazed window to rear elevation, fitted dressing table and drawers beneath along with vanity wash basin, cupboards beneath, radiator, built in double wardrobe to side.



BEDROOM THREE

11' 5" x 7' 10" (3.5m x 2.4m)

With double glazed windows to front elevation, radiator beneath, fitted furniture comprising wardrobes and drawers to one side.

BEDROOM FOUR

10' 9" x 8' 2" (3.3m x 2.5m)

With double glazed window to front elevation, fitted dressing table and drawers beneath, radiator, T.V. aerial, built in double wardrobe to one side.

MODERN WET ROOM

Recently installed with non-slip floor covering, tiled walls, modern white suite comprising low flush w.c., wash basin, wall mounted shower with thermostatically control bar, radiator, loft access hatch, double glazed window to rear, extractor fan. Useful airing cupboard.

