

**LEASEHOLD**

The remainder of a 999 year lease from 1999. Ground rent £20 per annum and service charge £1200 per annum which includes upkeep of grounds, window cleaning and buildings insurance.

**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		
69-80	C	71   c	75   c
55-68	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

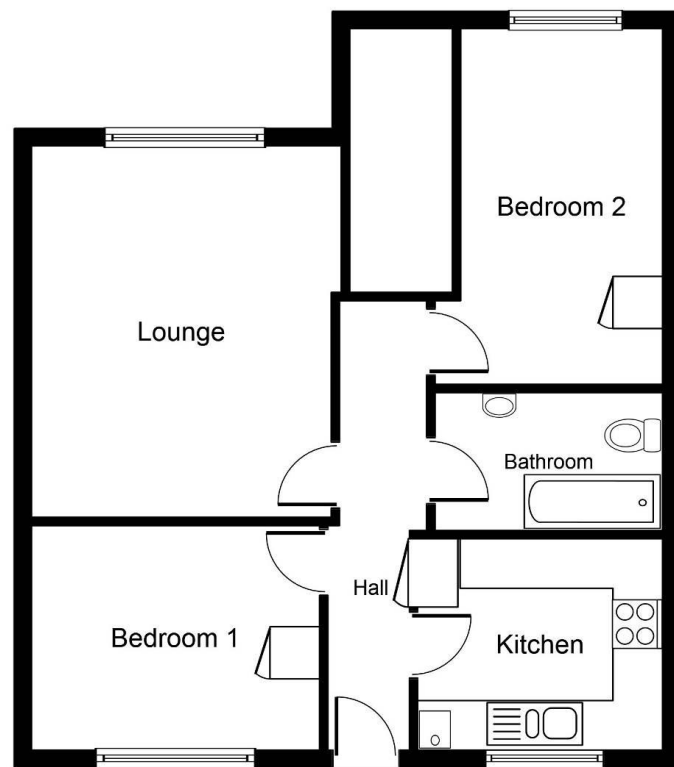
Details prepared November 2022



**Collingham ~ 8 Compton Court, LS22 5NZ**

A well-proportioned two-bedroom ground floor apartment forming part of an exclusive small development with attractive communal landscaped garden conveniently located just a short walk from excellent village centre amenities.

- Attractive ground floor apartment
- Two double bedrooms with fitted wardrobes
- Refitted double glazed windows and doors
- Refitted shower room
- Use of communal gardens to front and rear
- Allocated parking space
- Available with the benefit of no upward chain



8 Compton Court, Collingham, Wetherby LS22 5NZ NOT TO SCALE For layout guidance only

**£239,950** PRICE REGION FOR THE LEASEHOLD

  
**1 Recep**

  
**2 Beds**

  
**Shower Room**

**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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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

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. At the traffic lights bear right onto Harewood Road and immediately right again into Compton Court where the apartment is situated within the rear block with allocated parking space marked with No.8.



### THE PROPERTY

Well maintained and tastefully decorated providing light and spacious living accommodation, benefiting from replacement double glazed windows and front door along with refitted shower room. The accommodation in further detail giving approximate room sizes comprises :-

### ENTRANCE HALLWAY

Entering through composite double glazed front door into entrance hallway with double radiator to side, three central light fittings, useful cloaks storage cupboard, ceiling cornice.

### KITCHEN

9' 8" x 8' 5" (2.96m x 2.57m) overall  
Fitted with traditional kitchen comprising a range of wall and base units including cupboards and drawers, work surfaces with tiled splash back, integrated appliances include electric oven with four ring electric hob and extractor hood above, space and plumbing for automatic washing machine, space for undercounter fridge and freezer. Boiler cupboard housing wall mounted Glow-worm gas fired central heating combi-boiler, double glazed

window to front overlooking front garden. One and a half bowl sink unit with drainer and mixer tap, double radiator, central light fitting and vinyl floor covering.



### SHOWER ROOM

8' 11" x 5' 10" (2.73m x 1.8m)  
Refitted with modern three piece suite comprising low flush w.c., vanity wash basin and large step in shower cubicle, tiled walls with tiled floor, ladder effect chrome heated towel rail, attractive back-lit mirror with medical cabinet storage, two light fittings and extractor fan.



### LIVING ROOM

14' 9" x 12' 1" (4.5m x 3.69m)  
A generous size living room with double glazed window overlooking rear garden, double radiator beneath, a feature fireplace with polished stone hearth and surround with timber mantle piece, electric fire inset, two pendant light fittings, two further wall light fittings and ceiling cornice.



### BEDROOM ONE

11' 9" x 8' 11" (3.59m x 2.72m)  
With double glazed window to front, radiator beneath, fitted wardrobe with recess for dressing area, central light fitting and ceiling cornice.



### BEDROOM TWO

14' 1" x 8' 0" (4.31m x 2.44m)  
With double glazed window overlooking rear garden, double radiator beneath, fitted wardrobe with recess for dressing area, two central light fittings, ceiling cornice.



### TO THE OUTSIDE

Block paved driveway leads to allocated parking space along with visitor parking space available.

### GARDENS

Flagged pathway leads to front door, decorative front gardens set mainly to lawn with well-stocked and neatly maintained flower beds with an array of bushes and shrubs, timber fenced screens communal bin store. Rear garden is set mainly to lawn bordered with timber fencing and an array of neatly maintained herbaceous bushes and shrubs. A further decorative flower bed stocked with rose bushes.



### COUNCIL TAX

Band C (from internet enquiry).