

glazed window, recess ceiling lighting, shaver socket, underfloor heating.

BEDROOM TWO

14' 1" x 10' 7" (4.29m x 3.23m)

Exposed ceiling beams, double glazed window with beam above, velux window, recess ceiling lighting.

EN-SUITE SHOWER ROOM

Tiled walls and floor with underfloor heating, white suite comprising shower cubicle, half pedestal wash basin, low flush w.c, chrome heated towel rail, extractor fan.

BEDROOM THREE / DRESSING ROOM

10' 4" x 7' 9" (3.15m x 2.36m)

Velux double glazed window, recess ceiling lighting, exposed ceiling timbers, radiator.

TO THE OUTSIDE

Stone boundary wall with electrically operated double gates which opens up into a tarmac driveway with turning space for several vehicles, leading to :-

DETACHED DOUBLE GARAGE

22' 2" x 19' 8" (6.76m x 5.99m)

Having twin electrically operated up and over doors, light and power laid on, loft storage space, personal side door.

GARDENS

Enclosed to the front by stone capped wall with the meandering Collingham beck forming the boundaries to large lawned garden, flanked by established trees and bushes providing an excellent degree of privacy. A short flight of steps leads to the front sun terrace, ideal for outdoor entertaining. There is a further enclosed garden area to the rear giving access to the lower ground floor. Further lawned area to the bridge is also within the title of the property. Outside lighting, water tap.

COUNCIL TAX

Band G (from internet enquiry).

LANDLORD REQUIREMENTS

1. Rent of £3,500 per calendar month, payable monthly in advance.

2. A credit check and references are required.

3. No smokers. Pets considered subject to prior consent and a pet rent of £25 pcm per pet.

4. An EPC is available on this property

5. A refundable tenancy deposit £4,038.00

As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments

Before the Tenancy Starts payable to Holroyd Miller 'The Agent'

Holding Deposit: 1 Week's Rent equalling £807.00

During The Tenancy payable to the Agent/ landlord

Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Renton & Parr are members of the Property Ombudsman Scheme and work in association with Holroyd Miller who are members of RICS Client Money Protection Scheme, which is a client money protection scheme. Holroyd Miller are also members of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.

VIEWING

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	71 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Collingham ~ The Old Mill, Leeds Road, LS22 5AP

A rare and unique conversion situated within the heart of the village within its own private grounds boarded by Collingham beck. This is a sympathetic but comprehensive conversion of a unique historic building with a modern touch. Viewing advised to the appreciate accommodation.

- Five bedrooms, three bathrooms
- Excellent 34ft6in dining kitchen with underfloor heating
- Lounge and separate family room with balcony
- Many retained period features including exposed beams and original water wheel
- Gas central heating and supplementary solar panels
- Private gardens, gated entrance, double garage

£3,500 PER CALENDAR MONTH

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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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

Approaching Collingham from the direction of Wetherby along the A58 passing through the traffic lights, take the second right turning. The property is identified on the left hand side by a Renton & Parr for sale board.



THE PROPERTY

A rare and unique conversion situated within the heart of the village within its own private grounds boarded by Collingham beck. This is a sympathetic but comprehensive conversion of a unique historic building with a modern touch. The central heated and double glazed accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

Impressive stone flagged sun terrace approached from the driveway by a shallow flight of steps to the front entrance door leading to :-

ENTRANCE HALL

UPVC entrance door and double glazed side screen, tiled floor, turned staircase with oak balustrade to first floor, understairs cupboard.

CLOAKROOM

White suite comprising high flush wc., wash hand basin, chrome heated towel rail, tiled floor, extractor fan.

LOUNGE

19' x 18' 2" (5.79m x 5.54m)

With twin double glazed patio doors to terracing. Further double glazed picture window overlooking the stream.

Radiator, exposed ceiling beam. Built in cupboard with shelving.



SITTING ROOM

19' 3" x 10' 3" (5.87m x 3.12m)

Having double glazed bi-folding doors opening out onto timber decked balcony over river with toughened glass surround. Further double glazed side window with beam above, radiator, two wall light points.



SUPERB OPEN PLAN DINING KITCHEN

34' 7" x 14' 2" (10.54m x 4.32m) overall

KITCHEN AREA

17' 5" x 14' 2" (5.31m x 4.32m)

Featuring oak fronted wall and base units including cupboards and drawers, granite worktops with up-stand, central island breakfast bar with matching worktops and sink unit with waste disposal and telescopic tap, basket drawers, spice rack, plate rack, illuminated display cabinets, doors with cushion closers, two larder cupboards, integrated Bosch dishwasher, separate microwave, Rangemaster oven with five ring hob and hot plate with extractor hood above, pitched roof with exposed roof timbers, two Velux double glazed windows, recess ceiling lighting, patio door to front terrace, two further double glazed windows. Alarm panel. Tiled floor extending through to :-



DINING AREA

14' 2" x 14' 2" (4.32m x 4.32m)

With matching dresser unit, ceiling beam, double glazed Velux window, double glazed bay window with deep stone shelf and beam above, two wall light points, underfloor heating to kitchen and dining area.



UTILITY

10' x 6' 8" (3.05m x 2.03m) overall

With matching oak fronted wall and base units, granite work tops and up-stands, plumbed for automatic washing machine, underfloor heating, stairs down to lower ground floor.

GUEST BEDROOM

12' 1" x 10' 9" (3.68m x 3.28m)

Double glazed window, radiator, built in wardrobe.

EN-SUITE SHOWER ROOM

Tiled walls and floor with half pedestal wash basin, w.c., and shower, chrome heated towel rail, underfloor heating.

LOWER GROUND FLOOR

Having its own separate Hobbit door approached from the rear, as well as an internal staircase off the utility room, leading into a suite of rooms comprising :-

ENTERTAINING ROOM

25' 0" x 19' 8" (7.62m x 5.99m) With exposed stone features and original timber work to The Old Mill, the wheels of which are still in situ and provide an iconic reminder of days gone by. Built in bar with mood lighting, Stone tiled floor, two electric radiators, recess ceiling lighting, double glazed window.



BEDROOM FIVE /HOME OFFICE / GYM

20' 0" x 10' 3" (6.1m x 3.12m) overall With stone flagged floor, three double glazed windows, electric radiator, recess ceiling lighting.

EN-SUITE WASHROOM

Having low flush w.c., pedestal wash basin, extractor fan.

STORE ROOM ONE/ CINEMA ROOM

18' 7" x 14' 10" (5.66m x 4.52m)

Recess ceiling lighting, electric radiator.

STORE ROOM TWO

15' 0" x 15' 0" (4.57m x 4.57m) Having restricted head height with recess ceiling lighting.

FIRST FLOOR

Turned staircase to :-

LANDING

Velux double glazed window, recess ceiling lighting, exposed ceiling beams, built in storage cupboards, one housing the hot water tank, another housing the Worcester gas fired central heating boiler.

BEDROOM ONE

18' x 12' 1" (5.49m x 3.68m)

With feature exposed ceiling beams, double glaze side window and velux double glazed window, radiator, built in double wardrobe.

EN-SUITE BATHROOM

Fully tiled walls and floor, four piece suite comprising sunken bath, vanity wash basin with cupboard under, low flush w.c., walk-in shower, modern style radiator, double

