

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 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

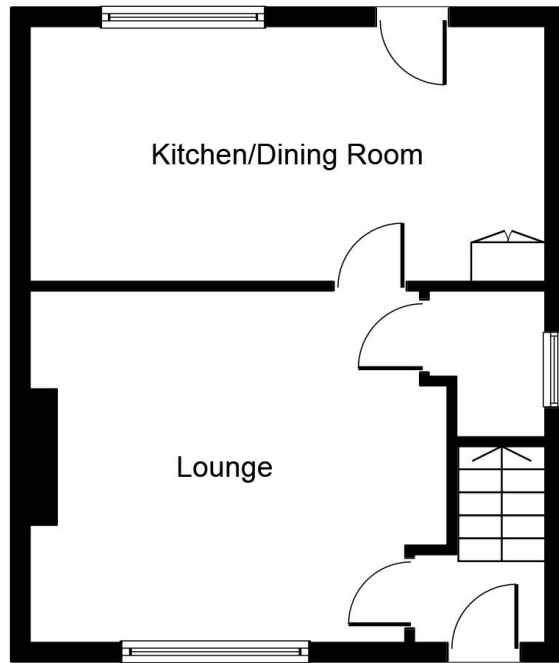


Collingham ~ 34 Brookside, LS22 5AN

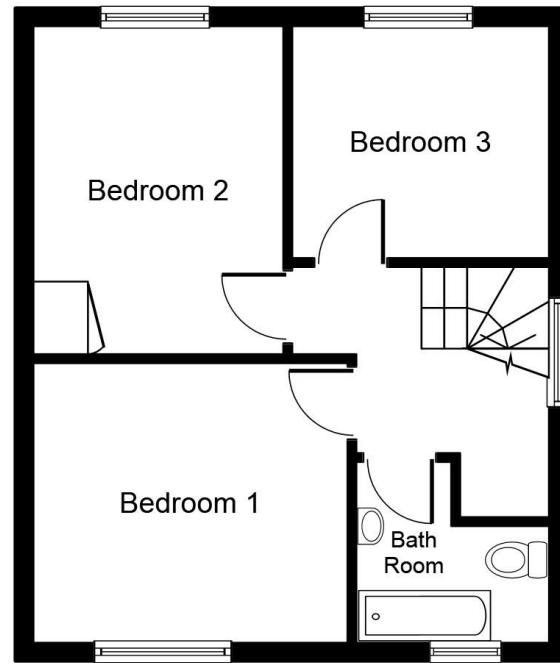
An exciting opportunity to acquire this well presented and tastefully decorated three-bedroom semi-detached house, situated in the heart of the ever popular and sought after village of Collingham.

- Three-bedroom semi-detached family home
- Fitted kitchen with integrated appliances and space for breakfast table and chairs
- Attractive white bathroom suite
- Lawned gardens to front and rear
- Attractive patio area ideal for outdoor entertainment
- Early viewing advised to avoid disappointment

£279,000 PRICE REGION FOR THE FREEHOLD



Ground Floor



First Floor

34 Brookside, Collingham, LS22 5AN

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 :-

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

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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

From Wetherby proceeding towards Leeds along the A58 passing through the pelican crossing, take the second left turning into Brookside and the property is identified on the right hand side by a Renton & Parr for sale board.



THE PROPERTY

The property occupies a larger than average plot with generous sized front gardens to front and rear along with "crunch gravel" driveway providing off street parking for several vehicles.

The accommodation which benefits from double glazed UPVC windows and newly fitted front and rear door in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

Access gained via composite door, turned staircase to first floor with double glazed UPVC window to side elevation.

LOUNGE

15' x 12' 5" (4.57m x 3.78m) overall
A lovely light room with large double glazed UPVC window to front aspect, double radiator, T.V. aerial, display recess, useful understairs storage cupboard with double glazed UPVC window to side aspect.



BREAKFAST KITCHEN

18' 6" x 9' (5.64m x 2.74m)



Fitted with a range of cream gloss wall and base units, cupboards and drawers, oak effect laminate work surfaces with matching up-stand, inset stainless steel sink unit with mixer tap, integrated appliances including fridge, freezer, electric oven along with hob and extractor hood above, integrated dishwasher and automatic washing machine. Cupboard housing wall mounted Worcester Bosch combi-

boiler, inset LED ceiling spotlights, double glazed UPVC window to rear enjoying a pleasant outlook over a newly laid patio and lawned garden beyond, UPVC door to rear. Tile effect vinyl floor covering, ample space for breakfast table and chairs, double radiator, useful cupboard.

FIRST FLOOR

BEDROOM ONE

11' 3" x 10' (3.43m x 3.05m)
With double glazed UPVC window to front aspect, single radiator beneath, attractive original feature fireplace. Fitted wardrobe the length of one wall.



BEDROOM TWO

11' 10" x 8' 10" (3.61m x 2.69m)
With double glazed UPVC window to rear aspect, single radiator beneath, cupboards with shelving.

BEDROOM THREE

9' 6" x 8' 3" (2.9m x 2.51m)
With double glazed UPVC window to rear aspect, single radiator.

HOUSE BATHROOM



Fitted with a modern white suite comprising low flush w.c., shaped bath with wall mounted thermostatically controlled Mira shower above with fitted shower screen, vanity wash basin with cupboard beneath, chrome ladder effect heated towel rail, part tiled walls, vinyl floor covering, extractor fan, ceiling light, double glazed UPVC window to front aspect.

TO THE OUTSIDE

Located towards the top of the cul-de-sac the property enjoys a generous front lawned garden with fenced perimeter. Gravel driveway provides off road parking for several vehicles. Timber fence and handgate provides access to side of property and rear garden which is laid mainly to lawn with fence and walled perimeter, useful garden shed, outside water tap. Attractive and recently laid sandstone patio providing the ideal area for outdoor entertaining or 'al-fresco' dining whilst enjoying this south westerly facing rear garden.



COUNCIL TAX

Band C (from internet enquiry).nd (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.