

vaulted ceiling, with exposed roof timbers and recess ceiling lighting, extractor fan.



TO THE OUTSIDE

Located at the head of the cul-de-sac, a block pave and gravelled driveway provides off-road parking for several vehicles and access to:-

INTEGRAL GARAGE

5.82m x 2.75m (19'1" x 9'0")

With manual up-and-over door, light and power laid on, glazed window and personnel door to the rear.

GARDENS



Front garden is set to low maintenance Yorkshire stone flagged patio area with deep and well-stocked flower beds with a range of bushes and shrubs, behind stone garden

walling. Hand gate leads to rear garden with attractive Yorkshire stone patio to side wrapping around to the rear, providing idyllic space for outdoor entertaining and relaxation along with al-fresco dining in the summer months. Rear garden onsets predominantly to lawn with shaped, established and well stocked flower beds with a range of maintained bushes, shrubs and small trees, perimeterd with timber fencing.

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

Details prepared September 2023

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Collingham ~ 13 The Vale, LS22 5JN

A beautifully presented three-bedroom detached home occupying a choice position at the head of a quiet a cul-de-sac in the highly sought after village of Collingham.

- Three bedroom stone built detached home
- Well presented living accommodation throughout
- Breakfast kitchen with solid worktops
- Master bedroom with walk in wardrobe
- Stunning refitted bathroom
- Private and established gardens to rear
- Off road parking and single garage
- Popular village location

£550,000 OFFERS REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

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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 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, proceed to the head of the cul-de-sac where the property is identified on the left hand side with a Renton & Parr for sale board.



THE PROPERTY

A well presented three bedroom detached home enjoying a quiet cul-de-sac location with private and established gardens to the rear. The property offers scope and potential to extended further, subject to necessary planning consents. Benefitting from gas fired central heating and double glazed windows throughout, the property in further detail giving approximate room sizes comprises:-

GROUND FLOOR

ENTRANCE HALLWAY

Entering through double glazed composite front door with double glazed windows to side, into attractive entrance hallway, staircase leading to first floor, double radiator, recess ceiling lighting, tiled flooring.

LIVING ROOM

5.83m x 3.49m (19'1" x 11'5")
Bright and airy living room with double glazed window to front, double glazed French style patio doors to rear,

feature fireplace with marble half and timber mantelpiece with living flame gas fire in-set, ceiling lighting, decorative ceiling cornice, attractive tiled flooring leading into:-



DINING ROOM

3.54m x 2.78m (11'7" x 9'1") (max into bay)
With double glazed square bay window overlooking rear garden, double radiator beneath, ceiling lighting, decorative ceiling cornice, two further wall light fittings.



BREAKFAST KITCHEN

4.39m x 3.88m (14'4" x 12'8")
Re-fitted with a modern shaker style kitchen comprising a range of wall and base units, cupboards and drawers, solid polished black granite work surfaces with matching up-stand, integrated appliances include under counter fridge, undercounter freezer, automatic washing machine, tumble dryer and undercounter dishwasher along with one and a half bowl stainless steel Frankie sink unit with chrome mixer tap and Waste King water disposal unit. Belling range cooker with electric double oven with large five ring gas hob and extractor hood above, two double glazed windows, further double glazed side door, recess ceiling lighting, attractive tiled flooring. Understairs cupboard with double glazed window to side, housing wall mounted Worcester gas fired central heating combi boiler, ceiling

lighting and tiled flooring, leading to:-



DOWNSTAIRS W.C.

Fitted with modern white suite comprising low flush w.c., floating pedestal wash basin, double glazed window, single radiator, central ceiling light fitting and extractor fan.

FIRST FLOOR

LANDING

With two double glazed windows along the stairs, loft access hatch and recess ceiling lighting.

WALK-IN WARDROBE

2.07m x 1.62m (6'9" x 5'3")
Beautiful storage space with vaulted ceiling and double glaze Velux window, fitted shelving and hanging rail with recess ceiling lighting and radiator.

BEDROOM ONE

4.08m x 3.48m (13'4" x 11'5")
Generous sized double bedroom with large double glazed window overlooking rear garden, double radiator beneath, recess ceiling lighting and ceiling cornice.



WALK-IN WARDROBE

3.47m x 1.67m (11'4" x 5'5")
Valuable eaves storage space creating large walk-in wardrobe, with hanging rails and shelving, recess ceiling lighting.

BEDROOM TWO

3.42m x 2.9m (11'2" x 9'6")
With double glazed window overlooking rear garden, double radiator beneath, recess ceiling lighting and ceiling cornice.



BEDROOM THREE

2.28m x 1.76m (7'5" x 5'9")
Currently used as home office, with double glazed window to front, radiator beneath, recess ceiling lighting.

HOUSE BATHROOM

3.65m x 2.74m (11'11" x 8'11")
A stunning re-fitted house bathroom fitted with a modern white four-piece suite comprising low flush w.c., his and hers' vanity wash basins with storage cupboard beneath, roll-top free standing bath with mixer taps above, illuminating mirror with undersockets for charging shaver or electric toothbrushes, large step-in shower cubicle, attractive part-tiled walls with tiled flooring, two double glazed windows and further Velux window to attractive