



SERVICES

We understand mains water, electricity, gas and drainage are connected.

COUNCIL TAX

Band E (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 July 2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Collingham ~ 5 South View, LS22 5DF

A spacious mid-terrace period property enjoying south facing private rear garden, situated off Harewood Road within walking distance of excellent village amenities. No onward chain.

- In need of modernisation
- Two reception rooms
- Three bedrooms
- Garage and parking space

£350,000 PRICE REGION FOR THE FREEHOLD



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.
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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

Proceeding from Wetherby towards Leeds along the A58 entering Collingham turn right at the traffic lights into Harewood Road. Passing the cricket ground on the left turn left down Green Lane and right into South View where the property is situated on the left hand side.

THE PROPERTY

A spacious three bedroom mid-terrace period property arranged over three floors having well-proportioned rooms, now providing an excellent opportunity for a refurbishment programme to individual taste and requirement.

The accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALL

With staircase to first floor, radiator, ceiling cornice, understairs storage cupboard.

LOUNGE

4.14m x 3.96m (13'7" x 13'0")

Plus walk-in bay window overlooking garden, radiator, stone fireplace with hearth, ceiling cornice.



DINING ROOM

4.72m x 3.99m (15'6" x 13'1")

Fireplace with tiled inset and hearth, cupboards and shelving to alcoves, ceiling cornice, radiator, sash window.



PANTRY

2.79m x 1.14m (9'2" x 3'9")

Worcester gas fired central heating boiler.

KITCHEN

2.64m x 2.13m (8'8" x 7'0")

Stainless steel sink unit, cupboards under, plumbed for automatic washing machine, space for cooker.



REAR PORCH

2.18m x 1.02m (7'2" x 3'4")

FIRST FLOOR

LANDING

Radiator, double glazed window.

BEDROOM ONE

4.04m x 3.91m (13'3" x 12'10")

Double glazed window, radiator, fitted wardrobes.



BEDROOM TWO

3.96m x 3.96m (13'0" x 13'0")

Double glazed window, radiator.



BATHROOM

Tiled walls and white suite comprising panelled bath, pedestal wash basin, low flush w.c., chrome heated towel rail, double glazed window, linen cupboard.



SECOND FLOOR

LANDING

BEDROOM THREE

4.57m x 3.12m (15'0" x 10'3")

With two sky-light windows.



TO THE OUTSIDE

The front of the property enjoys a delightful split level garden with formal lawn and borders and small orchard, well stocked borders, bushes and shrubs, stone flagged paths with handgate.



To the rear of the property :-

SINGLE GARAGE

and brick paved driveway providing parking for two vehicles.