



TO THE OUTSIDE

Attractive resin drive provides off-street parking and serves access to an integral store 2.4m x 2.4m (7'10" x 7'10") with garage door, light and power laid on.

GARDENS

The property enjoys enclosed private garden to rear with fenced perimeter, established hedging and mature trees affording a good degree of privacy, comfortable patio space for outdoor dining and entertaining.



COUNCIL TAX

Band C (from internet enquiry).

SERVICES

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



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.

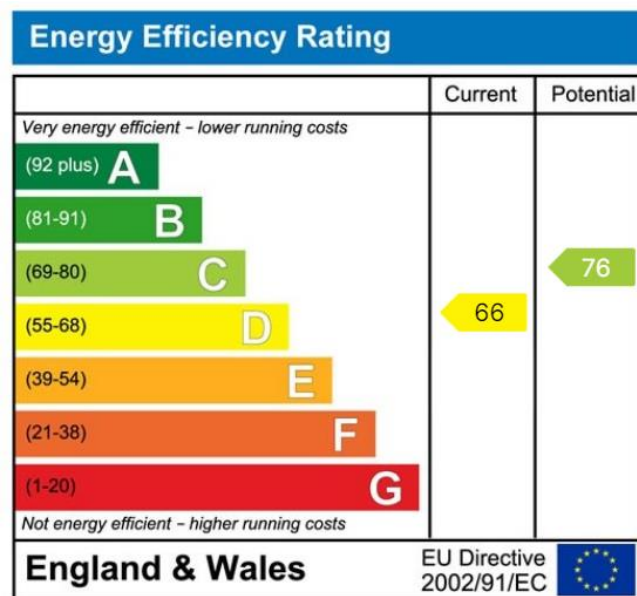
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 April 2024



Collingham ~ 11 Garth End, LS22 5BH

An extended three-bedroom semi-detached family home, tastefully decorated and beautifully presented throughout with private enclosed rear garden, located only minutes-walk from a range of village centre amenities and excellent local primary school.

- Three-bedroom semi-detached family home
- Skilfully extended to create generous ground floor accommodation
- Modern fitted kitchen with integrated appliances
- Separate dining area
- Two further reception rooms
- Utility and integral store
- Available with no onward chain

£385,000 PRICE REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

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01937 582731

sales@rentonandparr.co.uk
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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

Travelling from Wetherby on the A58 towards Leeds, as you enter the village of Collingham turn left into Jewitt Lane immediately after Piccolinos Restaurant. Turn immediately right into School Lane and Garth End is a turning on the left where the property is on the left identified by a Renton & Parr for sale sign.

THE PROPERTY

This tastefully decorated and skilfully extended family home provides well balanced ground floor living accommodation, benefiting from gas fired central heating, double glazed windows and doors. The accommodation which is available with no onward chain in further detail with approximate room dimensions comprises :-

GROUND FLOOR

HALLWAY

Access gained via UPVC door with double glazed window to side, radiator, returned staircase to first floor, useful understairs storage beneath, attractive laminate wood effect floor covering.

LOUNGE

4.7m x 3.3m (15'5" x 10'9")

With double glazed window to front elevation, radiator beneath, modern wall mounted gas fire, T.V. aerial.



KITCHEN/DINER

6.6m x 3m (21'7" x 9'10")

A well equipped modern kitchen with a range of contemporary wall and base units, granite worktops with inset Bosch hob and extractor hood above. Integrated appliances include double stacked cooker, dishwasher, space for American style fridge freezer, inset one and quarter stainless steel sink unit with mixer tap. Rear door along with two Velux windows, internal doorway leading to :-



UTILITY

2.5m x 2.4m (8'2" x 7'10")

With wall mounted gas central heating boiler, space and plumbing for automatic washing machine and tumble dryer. Doorway leading to store room to front with garage door.

DINING AREA

With ample space for dining table and chairs, radiator, large opening flows into :-



LIVING ROOM

4.3m x 2.7m (14'1" x 8'10")

With double glazed window to side, wooden bi-folding doors leading out to rear garden, T.V. aerial, radiator.



FIRST FLOOR

BEDROOM ONE

3.6m x 2.7m (11'9" x 8'10")



With double glazed window to rear, radiator beneath, fitted bedroom furniture to one side with ample hanging space and fitted drawers along with overhead store cupboards.

BEDROOM TWO

3.7m x 2.8m (12'1" x 9'2")

Double glazed windows to front elevation, radiator, built in wardrobe to one side.



BEDROOM THREE

2.5m x 2.3m (8'2" x 7'6")

Double glazed window to front elevation, radiator, fitted eye-level storage cupboards.



HOUSE BATHROOM

A modern white suite comprising bath, white low flush w.c., walk-in shower cubicle, vanity wash basin, heated towel rail, tiled walls and floor covering, LED ceiling spotlights, extractor fan.