

BUILDERS HOUSE SCHOOL LANE

COLLINGHAM, LS22 5BD

£1,125,000
FREEHOLD

If you have been searching for a modern and stylish five bedroom detached home in Collingham, then your time has finally arrived!

Builders House is UNIQUE and well designed modern detached home which provides over 2,500 Sqft internally in addition to a detached garage, large driveway and south facing garden, not to mention, high specification features throughout.

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SELLERS OF THE FINEST HOMES

BUILDERS HOUSE SCHOOL LANE

- 5 Bedroom Detached Home • Sought after Collingham Location • Underfloor Heating Large Open Plan Kitchen/living/diner • Ample Off Street Parking • Built in 2021 • Three Reception Rooms • Detached Garage • Principal Bedroom with en suite and walk in dressing room • High Specification finishes • South Facing Garden



"Builders House" was originally developed in 2021 by our clients as a self build, designed and delivered to the highest of standards. Now offered for sale, this exceptional home offers a total of 2,594 Sqft internally and has the added bonus of a large detached garage with electric door.

This stone built detached property externally benefits from a lawned front garden and has off street parking for three cars comfortably. To the rear of the property, a south facing garden offers lots of privacy and has been professionally landscaped to include large areas of terrace, artificial grass, a play house and even an outdoor kitchen, all accessed via a large run of bi folding doors from the show stopper of this home the open plan kitchen/living/diner which features underfloor heating, a bespoke kitchen, quartz work tops, island and integrated appliances. The living space benefits from a feature fireplace and media wall.

Upon arrival, a large entrance hallway grants access to the guest WC, closet, formal living room, under staircase feature display and the stunning open plan kitchen diner. The formal living room is currently utilised as a home gym but features a stunning fireplace and natural light at either side of the room.

The exceptional kitchen/living/diner is a fantastic space and also grants access to the utility room and a side exit on to the driveway. Furthermore, there is a family room

just off of the kitchen, which is a large reception room currently utilised as a play room.

Upstairs, this property provides a stunning principal suite with vaulted ceiling, walk in dressing room and en suite bathroom. In addition on the first floor, there are two further double bedrooms, a fully tiled house bathroom and a second en suite bedroom.

The top floor provides a fifth double bedroom.

ENVIRONS

Situated in the popular and well-served village of Collingham, this home enjoys an excellent range of amenities within walking distance, including a local sports club with gym facilities, as well as being a hub for all local outstanding state and private schools. The market town of Wetherby is only a short drive away which supports an even wider range of services including supermarkets, a cinema, tailor, butchers, greengrocers and a local market every Thursday. For commuters, the village is considered ideal as easy access can be gained onto the A1 linking with the region's motorway network and towards the airport. Harewood House is a short drive away.

REASONS TO BUY

- Recently developed home
- Well-presented throughout
- Highly sought-after location
- Superb amenities close by
- Spacious reception rooms
- Detached garage
- Private, South facing garden

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

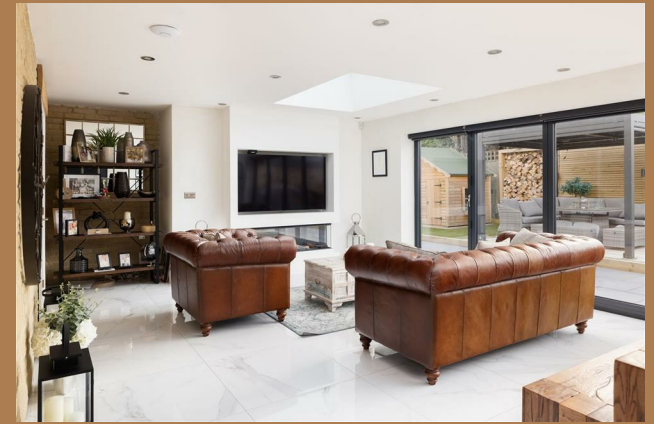
TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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ADDITIONAL INFORMATION

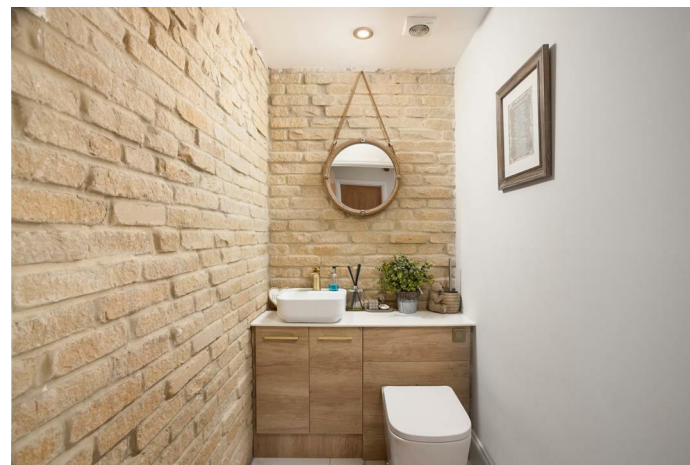
Local Authority – Leeds City Council

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2874.00 sq ft

Tenure – Freehold





Main House Gross internal floor area including eaves (approx.): 241.0 sq m (2,594 sq ft)
 Garage Gross internal floor area (approx.): 26.0 sq m (280 sq ft)
 Combined Gross internal floor area (approx.): 267.0 sq m (2,874 sq ft)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	83
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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