



Smithy Court, Collingham, Wetherby, LS22 5LU

- FIRST FLOOR TWO BEDROOM APARTMENT
- ALLOCATED PARKING
- LARGE LOUNGE WITH TWO BAY WINDOWS
- MODERN FINISH THROUGHOUT
- DESIRABLE VILLAGE LOCATION
- COUNCIL TAX BAND D / EPC RATING C

Asking Price £240,000



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DESCRIPTION

HUNTERS WETHERBY are proud to present to the market this stunning and modern first floor two bedroom apartment.

The apartment is accessed via a stairway from the communal entrance. Entering into the apartment you are welcomed by a modern decor hallway that combines sleek design elements with a welcoming atmosphere that benefits from a built in storage cupboard for convenient storage. Leading from the hall into the reception room you are greeted by a bright and inviting space, featuring two bay windows one to the rear and the second to the side with a beautiful aspect overlooking the bowling green and tennis court.

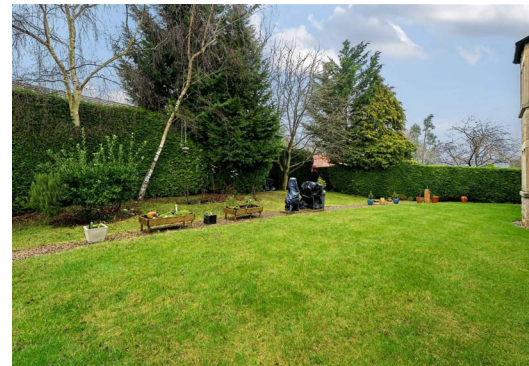
The recently installed kitchen is a modern space with a quartz worktop and, a range of wall and base units, featuring "Bosch" integrated appliances which consist of: slimline dishwasher, induction hob, extractor hood, double oven and plumbing for a washing machine.

The property boasts two double bedrooms that feature convenient built-in wardrobes, providing ample storage space and enhancing the overall functionality and organisation of the living environment.

The house shower room is a spectacular space, with the modern tiling finish featuring a double shower cubical, vanity unit with draws, heated towel rail and W/C.

Additionally allocated parking is to the front of the apartment.

Situated within the popular and well served village of Collingham. The village supports an excellent range of amenities catering for most daily needs including church, renowned primary school, shops, medical centre, restaurants, coffee shops and public house. The market town of Wetherby which supports a wider range of services is only a short drive away and the village is considered ideal for the commuter as easy access can be gained onto the A1 linking with the region's motorway network.

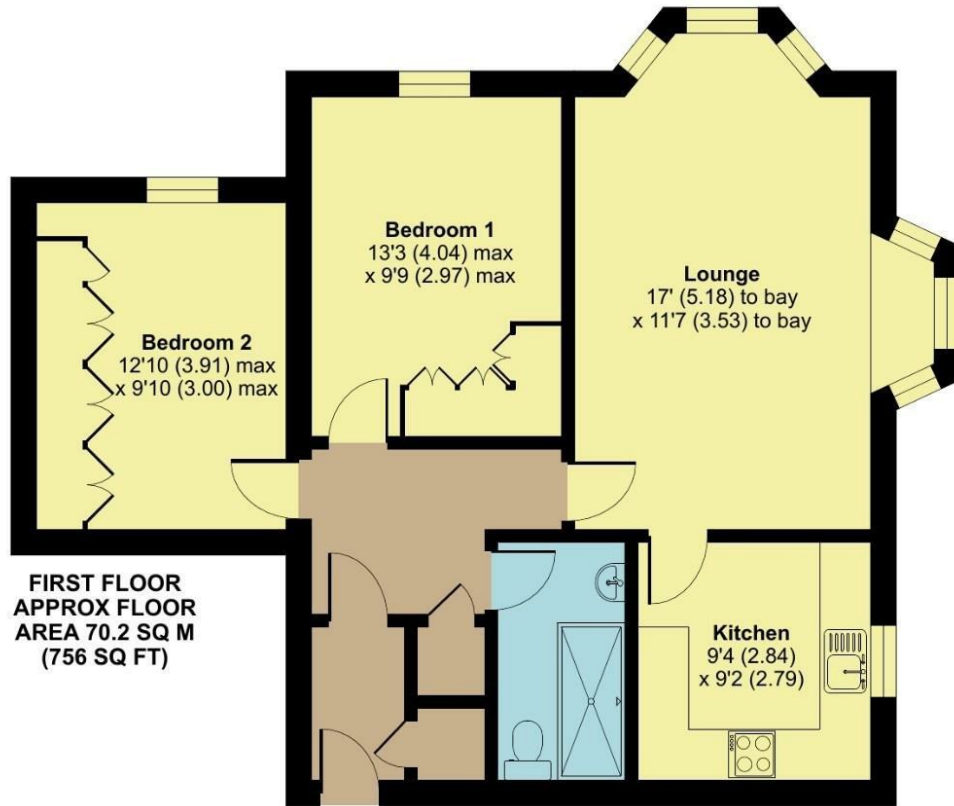




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Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1075442

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

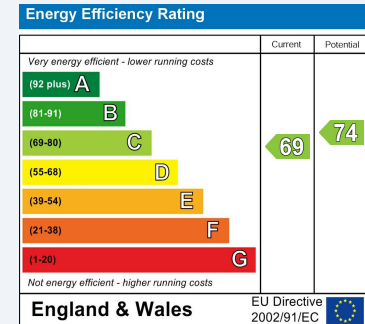
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

