



Osprey Close , Collingham, Wetherby

THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME IN THE HEART OF COLLINGHAM IS BEAUTIFULLY PRESENTED AND WELL MAINTAINED WITH A KITCHEN DINER THAT MAKES A WONDERFUL HUB OF THE HOME. THE BREATHTAKING VIEWS OVER OPEN COUNTRYSIDE ARE SIMPLY STUNNING.

Asking Price £650,000

Council Tax: F



Osprey Close , Collingham, Wetherby

DESCRIPTION

Hunters Wetherby are proud to bring to the market this beautifully presented and well maintained four bedroom detached house in the heart of Collingham with stunning views over countryside.

The property on approach looks very impressive and as first impressions go then this one certainly has the right amount of kerb appeal.

The entrance hallway with W/C provides access into the large bright and very welcoming lounge/living room which has two beautifully designed windows to the front and French doors to the rear allowing natural light to flood this already bright room. A living flame gas fire with stone fireplace, marble insert and hearth adds a lovely focal point to the room.

The 'WOW' factor to this beautiful home which would be ideal for families is the very sociable , well designed and beautifully presented kitchen/diner. This space really is the hub of the home and features a central island with Quartz worksurfaces providing the perfect place to relax and chat with family or friends. The high gloss units are finished in a contemporary colour that is neutral and easy to mix with your own personal items. Integrated appliances include induction hob, dishwasher, two electric double ovens and microwave. A useful utility room has plumbing for a washing machine and sink unit.

The conservatory is accessed from the kitchen via bi fold doors and really opens the space to allow use all year round due to the underfloor heating and glass roof this is a fantastic addition to the property that can be opened up to cater for sociable events or closed off and used as a place for reading a book or working from home.

The first floor accommodation comprises four bedrooms with bedroom one having the added benefit of built in wardrobes and en suite shower room with low level w/c shower cubicle and was basin. Bedroom two also has built in storage and both of these bedrooms have stunning views over the countryside.

A house bathroom completes the property and comprises a panelled bath with shower over, low level w/c and wash basin with vanity unit.

To the front of the property is a tarmac driveway and double garage with electric door and EV Charging point. A paved pathway provides access around the property and the rear garden can be accessed this way or through the house. The rear garden is laid mainly to lawn with a patio area its well maintained and well stocked with mature shrubs, trees and flowers. The views are simply breath-taking and its hard to believe you are in the heart of Collingham.

Collingham is a highly desirable village nestled in the heart of West Yorkshire, just minutes from Wetherby and with excellent access to Leeds, Harrogate, and York. Known for its strong sense of community, picturesque surroundings, and village charm, Collingham offers a range of local amenities including a well-regarded primary school, supermarket, deli, cafes, pub, and a doctor's surgery.

With scenic countryside walks, golf courses nearby, and easy access to major road links, it's the ideal location for families, professionals, and downsizers seeking a perfect balance of rural peace and convenience.





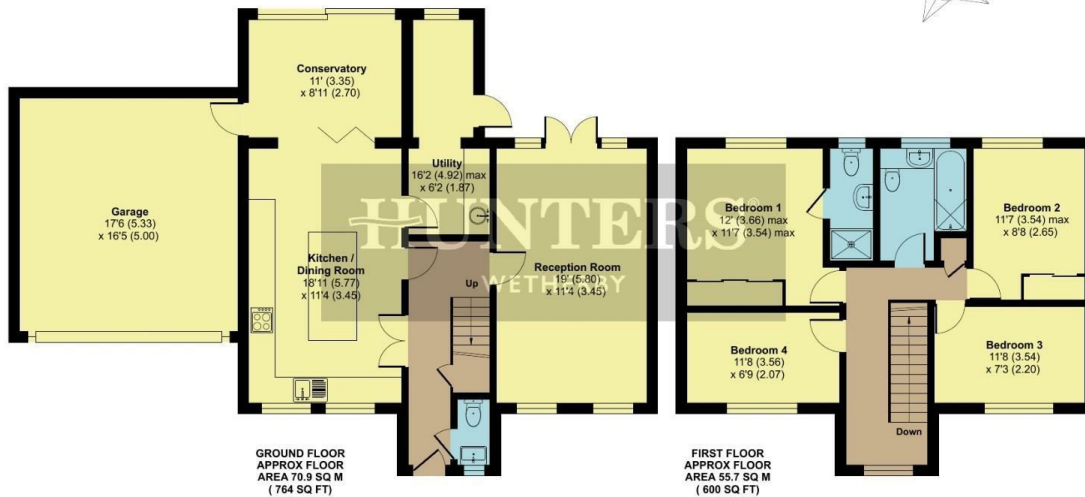
Osprey Close, Collingham, Wetherby, LS22

Approximate Area = 1364 sq ft / 126.7 sq m

Garage = 287 sq ft / 26.6 sq m

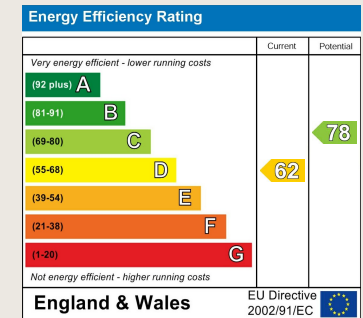
Total = 1651 sq ft / 153.3 sq m

For identification only - Not to scale



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.

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