

## Kingfisher Reach, Wetherby

- FOUR BEDROOM DETACHED HOUSE WITH NO ONWARD CHAIN
- DOUBLE GARAGE
- MODERN DESIGN THROUGHOUT
- STUNNING KITCHEN WITH INTEGRATED APPLIANCES INCLUDING DOUBLE OVEN
- BEAUTIFUL COUNTRYSIDE VIEWS
- EPC RATING C / COUNCIL TAX BAND F

**Asking Price £600,000**

**Council Tax: F**





# Kingfisher Reach, Wetherby

## DESCRIPTION

Hunters Wetherby are excited to bring to the market this stunning four bedroom detached house set in the sought after location of Collingham.

The eye-catching approach looks very impressive and as first impressions go this one certainly has the right amount of curb appeal.

Entering the property a spacious hallway provides access to the W/C, under stairs storage, kitchen/breakfast room and inviting lounge. The lounge is an impressive space with French doors to the orangery/dining room, opening up the space to allow for all year round use. The doors to the orangery/dining room along with the large windows to the front of the property allow ample natural light to flood the room. The stone electric fireplace adds a lovely focal point to the room.

The enticing element to this beautiful home is the modern, well designed kitchen, perfect for families. The double oven and well laid out space provide the perfect area for entertaining. This space really is the hub of the home and features a central island with Quartz work surfaces, 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, double oven, and sink with instant boiling tap. A useful utility room has plumbing for a washing machine and sink unit.

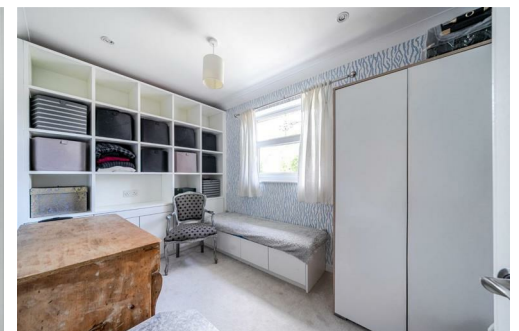
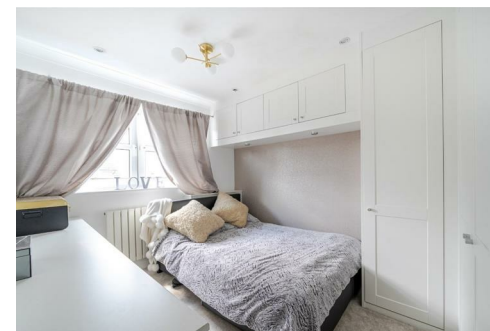
The first floor accommodation comprises four bedrooms with bedroom one having the added benefit of built in wardrobes and ensuite shower room with low level w/c, rainfall shower and wash basin. Bedroom two also has built in storage, and bedrooms three and four are good sized rooms that can also be used as spaces to work from home.

A modern house bathroom completes the property and comprises of a four piece white suite including a separate rainfall shower, bath, low level W/C and wash basin with vanity unit.

To the side of the property is a tarmac driveway and double garage with electric door. A paved pathway provides access around the property and the rear garden can be accessed this way or through the house. The rear landscaped features a lawn with a patio area and is well maintained and well stocked with shrubs, trees and flowers. In such a peaceful setting 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.









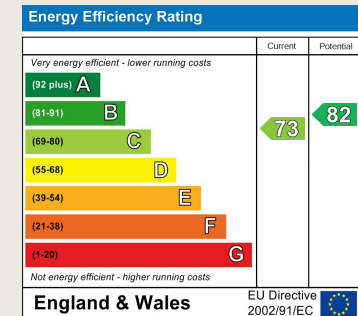
## Kingfisher Reach, Wetherby, LS22

Approximate Area = 1346 sq ft / 125 sq m  
 Garage = 320 sq ft / 29.7 sq m  
 Total = 1666 sq ft / 154.7 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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