

## Smithy Court, Collingham, Wetherby, LS22 5LU

- FIRST FLOOR TWO BEDROOM APARTMENT
- HIGH SPECIFICATION
- MODERN FINISH THROUGHOUT
- SOUGHT AFTER LOCATION OF COLLINGHAM
- ALLOCATED PARKING
- EPC RATING-D / COUNCIL TAX-D

**Offers Over £250,000**





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## DESCRIPTION

Hunters Wetherby are proud to present to market this two-bedroom, first floor apartment In the centre of Collingham which has been renovated to an incredibly high standard.

Upon entrance of the property, you are welcomed by the inviting hallway. This space is decorated with sleek wood panelling and neutral tones creating a soft and calming atmosphere from the beginning. The vestibule cupboard includes a free standing freezer.

Initially, you will find the recently refurbished shower room which incorporates a walk in shower cubicle with inset storage nook, low level W/C and vanity unit with waterfall tap.

Moving through to into the beautifully presented lounge - this space is flooded with light and warm tones, courtesy of the large bay window. The room boasts a window seating area which is the dreamiest place to read a book and enjoy your morning coffee in the sunlight without being overlooked. The living room has a pleasant outlook to the well-maintained communal back gardens and provides for an inviting and cosy area to unwind. The room is also enhanced by a stunning electric fireplace, a lovely focal point for the room.

This property boasts two good sized bedrooms which provide enough space for double beds and extra furniture.

To complete the property, is the high specification kitchen which has just been replaced to an immaculate finish. The kitchen features a range of bespoke solid wood shaker style wall and base units, with work surfaces and also includes integrated appliances such as an electric induction hob, oven, fridge, washing machine and slim line dishwasher.

Externally, the property benefits from allocated parking to the front.

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 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.

Tenure: We are advised that the property is held on the balance of a 990 year lease which commenced in 1992.





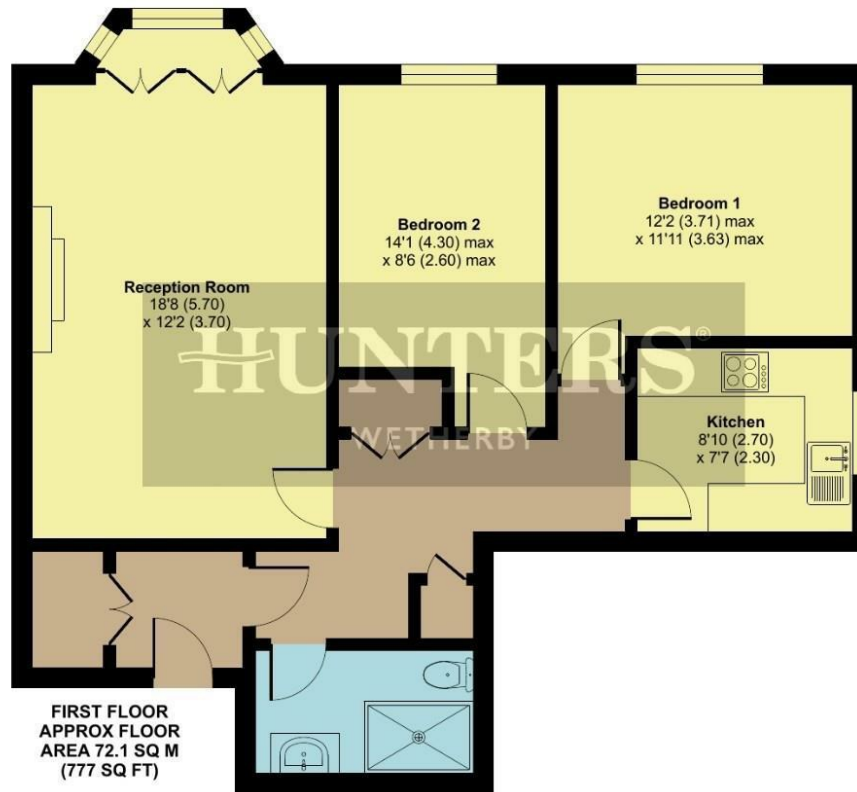




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Approximate Area = 777 sq ft / 72.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1361698

## Viewings

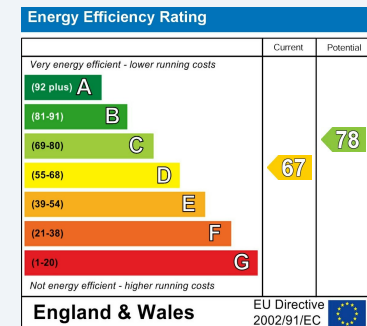
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

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

## 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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