



## Kingfisher Reach, Wetherby, West Yorkshire, LS22 5LX

- FOUR BEDROOM DETACHED HOUSE
- VERY DESIRABLE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- EN-SUITE SHOWER ROOM TO BEDROM ONE
- GARAGE & DRIVEWAY
- EPC RATING D / COUNCIL TAX BAND E

**Asking Price £550,000**



# Kingfisher Reach, Wetherby, West Yorkshire, LS22 5LX

## DESCRIPTION

THIS FOUR BEDROOM DETACHED HOUSE IN THE HEART OF COLLINGHAM IS NOT TO BE MISSED!!!

Hunters Wetherby are proud to market this four bedroom detached home in the popular village of Collingham.

The downstairs accommodation comprises a bright and welcoming entrance hallway with W/C. The lounge is a lovely light room and features a large bay window allowing natural light to flood the room. A living flame gas fire provides a central focal point to the room and is the perfect place for these upcoming autumn evenings.

The heart of the home is the open plan kitchen/diner which has a good range of wall and base units integrated cooker with gas hob and extractor hood, integrated fridge freezer and space for a dishwasher. A utility room provides plumbing for a washing machine. The large sunroom is a perfect extension which opens from the kitchen providing additional living space which is ideal for entertaining in.

To the first floor there are four bedrooms with Bedroom one benefitting from built in wardrobes and an en- suite shower room with low level w/c and wash basin. The house bathroom is a modern white suite and features a shower over the bath, vanity wash basin and low level w/c. Partly tiled walls and a tiled floor complete the space.

To the outside there is a block paved driveway at the front of the property which leads to a single garage. The rear garden is a good size and is laid mainly to lawn with a patio area.

Collingham is one of West Yorkshire's most desirable villages, known for its friendly community, excellent amenities, and beautiful countryside surrounds. With easy access to Leeds, Harrogate, Wetherby, and the A1(M), the location offers both tranquillity and convenience. Local shops, cafés, a popular primary school, and scenic walking routes are all just a short stroll away.





# Kingfisher Reach, Collingham, Wetherby, LS22

Approximate Area = 1215 sq ft / 112.8 sq m  
 Limited Use Area(s) = 43 sq ft / 3.9 sq m  
 Outbuilding = 140 sq ft / 13 sq m  
 Total = 1398 sq ft / 129.7 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 2023. Produced for Hunters Property Group. REF: 1350265

## Viewings

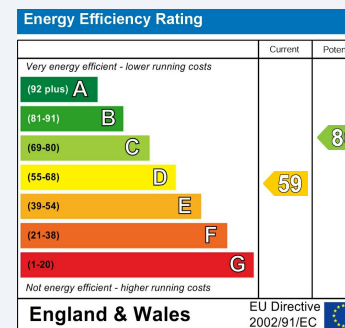
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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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