

A three piece white suite comprising panelled bath with shower above, low flush w.c., vanity wash basin, cupboards under, part tiled walls, heated towel rail, extractor fan.

TO THE OUTSIDE

Block paved driveway providing parking for three cars.

INTEGRAL STORE ROOM

2.51m x 1.96m (8'3" x 6'5") Being part of the original garage with up and over door, light laid on.

GARDENS

Open plan lawned to front. Side gate to enclosed rear garden, comprising lawn with patio area's, garden shed, outside water tap.



COUNCIL TAX

Band E (from internet enquiry).

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

MORTGAGES

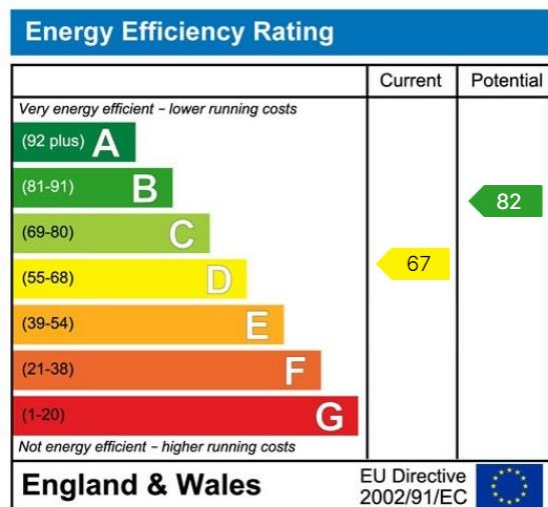
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared July 2023



Collingham ~ 18 Kingfisher Reach, LS22 5LX

A modern four-bedroom detached family house favourably situated on this popular residential development within easy walking distance of local primary school and other excellent village amenities.

- Excellent location for village amenities
- Popular style 4 bedroom detached
- Bedroom one with en-suite shower and house bathroom
- Kitchen and utility room
- Lounge, enlarged dining room and conservatory
- Integral store and driveway parking



2 Recep 4 Beds 1 Bath 1 En-suite

£499,995 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

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ESTATE AGENTS
VALUERS
01937 582731
sales@rentonandparr.co.uk
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Premium

All-round excellence, all round Wetherby since 1950

COLLINGHAM

Collingham is a much sought after West Yorkshire village some 3 miles from the Market Town of Wetherby and approx 1 mile from the A.1. Well served by a range of shops, primary school and sporting facilities including Cricket and Squash Club, Swimming Pool and Golf Course nearby. Leeds City Centre, Harrogate and York are all within easy car commuting distance with major road networks close by.

DIRECTIONS

Leaving Wetherby via the A58 Leeds road proceeding into the centre of Collingham. Turn right into Harewood Road and take the second right turn into Linton Road before turning left into Kingfisher Reach. The property is then situated on the right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

A popular style four bedroom detached house with enlarged dining room and conservatory extension to rear. Benefiting from gas fired central heating and double glazed windows the accommodation in further detail comprises :-

ENCLOSED ENTRANCE PORCH

With UPVC entrance door, double glazed window, tiled floor, inner door leading to :-

ENTRANCE HALL

With staircase to first floor, understairs cupboard.

CLOAKROOM

Vanity wash basin with cupboard under, tiled splashback, low flush w.c., radiator.

LOUNGE

4.27m x 3.53m (14'0" x 11'7") plus double glazed bay window to front. Further side window, radiator, attractive fireplace with coal effect gas fire, ceiling cornice, three wall light points.



EXTENDED DINING ROOM

5.44m x 2.9m (17'10" x 9'6")
Double glazed window and patio doors to rear conservatory. Ceiling cornice, two radiators.



CONSERVATORY

2.51m x 2.49m (8'3" x 8'2")
UPVC double glazed windows on a brick base to three sides, French door to garden, radiator, tiled floor.

KITCHEN

3.63m x 2.92m (11'11" x 9'7")
Range of wall and base units including cupboards and drawers, worktops with tiled surrounds, one and a half bowl sink unit with mixer tap, space for cooker and fridge freezer, plumbed for dishwasher, double glazed window, radiator, space for small table and chairs.



UTILITY ROOM

2.11m x 1.42m (6'11" x 4'8")
Worktops with stainless steel sink unit and drainer, wall cupboards, plumbed for automatic washing machine, space for tumble dryer, wall mounted gas fired central heating boiler, stable type UPVC external door.

FIRST FLOOR

LANDING

Loft access. Airing cupboard with insulated tank.

BEDROOM ONE

3.66m x 3.66m (12'0" x 12'0")
Double glazed window to front and side elevation, two built in double wardrobes, radiator.



EN-SUITE SHOWER ROOM

Part tiled walls and three piece suite comprising shower cubicle, low flush w.c., vanity wash basin with cupboards under, chrome heated towel rail, extractor fan, shaver socket.



BEDROOM TWO

2.97m x 3.05m (9'9" x 10'0")
Fitted wardrobes and wall cupboards, matching dressing table, radiator, double glazed window to rear.



BEDROOM THREE

2.87m x 2.57m (9'5" x 8'5")
Double glazed window to rear, additional Velux window, radiator, access to eaves storage.



BEDROOM FOUR

3.4m x 2.03m (11'2" x 6'8") overall
Double glazed window to front, additional Velux window, radiator.

BATHROOM

