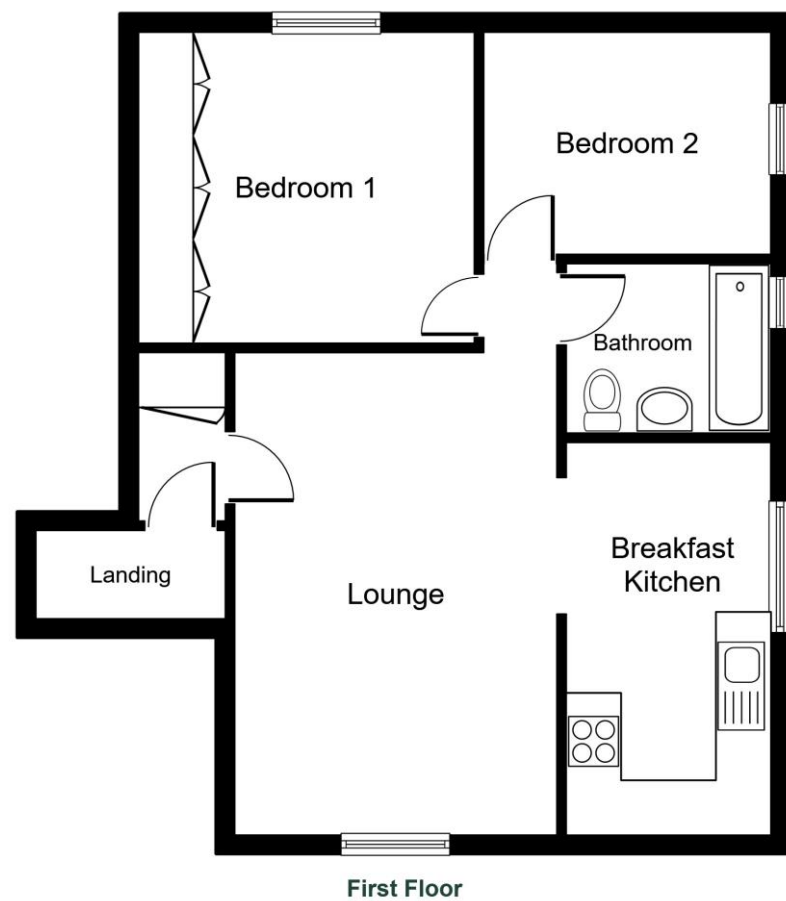


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



NOT TO SCALE For layout guidance only

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Collingham ~ 53 Beck Lane, LS23 6ES

A well-presented and recently redecorated two-bedroom first floor apartment occupying a favourable position in this sought after village of Collingham with comprehensive range of amenities available within a short walking distance. No onward chain.

- First floor apartment
- Lounge with open doorway to kitchen/breakfast room
- Two bedrooms
- Three piece bathroom suite
- Gas fired central heating and double glazed
- Off-street parking allocated

£190,000 PRICE REGION FOR THE LEASEHOLD



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

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

Entering Collingham from the direction of Wetherby along Leeds Road turn right immediately after the traffic lights into Harewood Road. First right into Station Lane before turning right into Beck Lane where the property is then situated on the left, identified by a Renton & Parr for sale board.



THE PROPERTY

An attractive first floor apartment enjoying a pleasant corner position. Available with no onward chain and offered for sale including carpets. The centrally heated and double glazed accommodation in further detail comprises :-

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With staircase leading to :-

FIRST FLOOR

LANDING

ENTRANCE HALL

With built in cupboard.

LOUNGE

5.26m x 3.45m (17'3" x 11'4")

Double glazed window to front, radiator, electric fire, LED ceiling lighting, telephone intercom system, open doorway to :-



BREAKFAST KITCHEN

4.27m x 2.18m (14'0" x 7'2")

Having range of wall and base units including cupboards and drawers, worktops, tiled surround, stainless steel sink with one and a half bowl sink and mixer tap, integrated appliances including oven, hob and hood above, dishwasher. Free-standing fridge freezer and washing machine (not tested), tiled floor, radiator, double glazed window to gable with pleasant aspect. Worcester gas fired central heating boiler.



INNER HALL

With loft access.

BEDROOM ONE

3.66m x 3.4m (12'0" x 11'2")

Including fitted wardrobes, double glazed window to rear, radiator.



BEDROOM TWO

3.15m x 2.44m (10'4" x 8'0")

Double glazed window, radiator.



BATHROOM

A white suite comprising panelled bath with shower above, pedestal wash basin, low flush w.c., heated towel rail, double glazed window.



TO THE OUTSIDE

A communal garden area. Allocated parking space.

TENURE

We understand the property to be leasehold with the remainder of a 167 year lease (i.e 147 years remaining to 2172). Service charge approx £228.98 per quarter and ground rent to be confirmed.

SERVICES

All mains services available.

COUNCIL TAX

Band C 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 April 2024

