



TENURE

Freehold

COUNCIL TAX

Band E (from internet enquiry)

SERVICES

We understand mains waterm, electricity, gas and drainage are connected.

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.

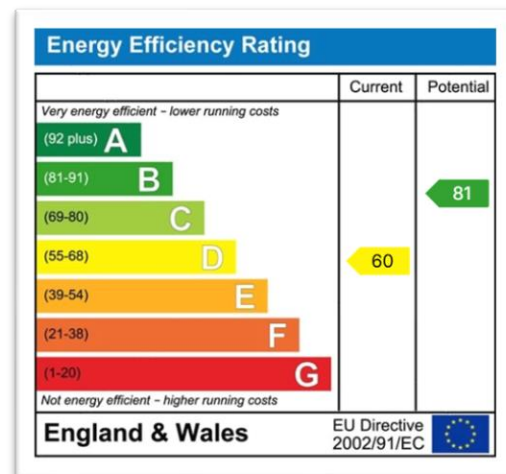
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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

Details prepared August 2024



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.
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Collingham ~ Willow Croft, Lower Langwith, LS22 5BX

An attractive two double bedroom detached bungalow situated just off Harewood Road on a highly sought-after private road within walking distance of Collingham primary school and village amenities. This delightful property offers a sensational garden plot and presents excellent scope for further extensions, subject to planning permission.

- Two-bedroom detached bungalow
- Excellent location just off Harewood Road
- Generous Lounge and dining hallway
- Kitchen to rear with sun lounge off
- Scope for modernisation and improvements throughout
- Potential for further extension (STP)
- Beautifully landscaped gardens to front and rear

£550,000 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

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Agents Summary

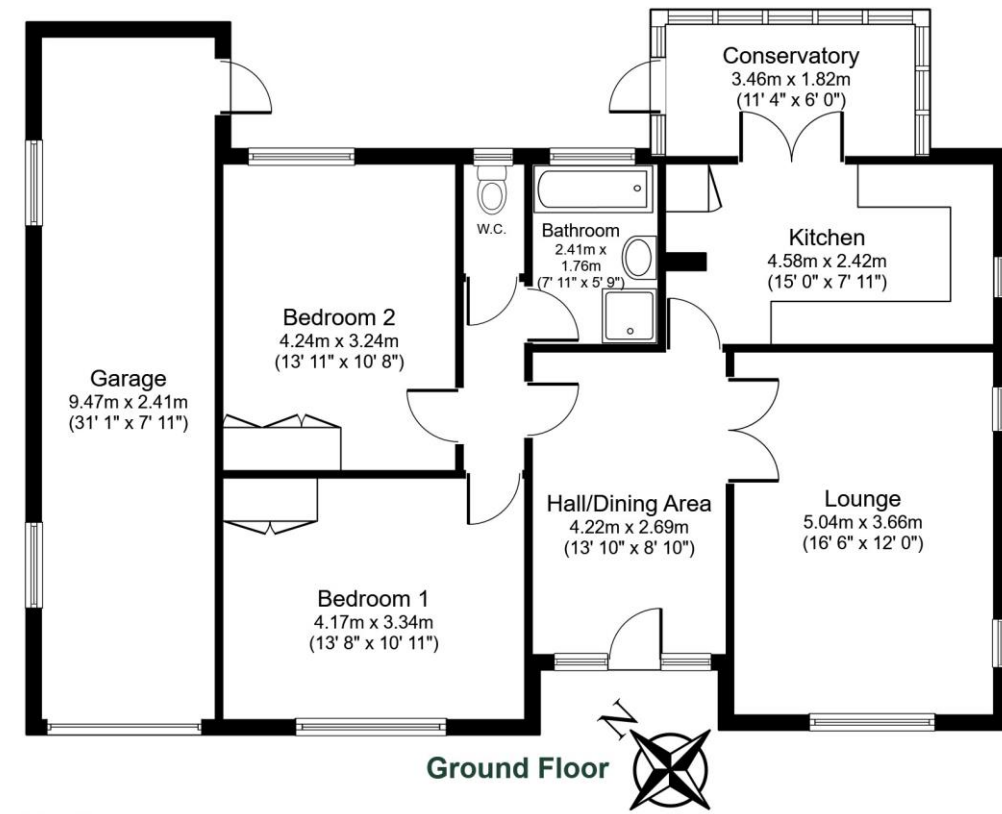
Willow Croft is a unique detached bungalow offered to the open market for the first time in over 30 years. Although lovingly cared for, the property would benefit from cosmetic improvements and modernisation, providing a fantastic opportunity for someone looking to extend into the large garden plot.

Upon entering the property, you are greeted by a generous dining hallway with double doors flowing into a spacious living room which benefits from a dual aspect and gas fire. The breakfast kitchen at the rear leads into a sun lounge with superb views over the generous landscaped rear gardens. The property features two double bedrooms, both with floor-to-ceiling fitted bedroom furniture and a house bathroom comprising a vanity wash basin, shower cubicle, bath, and a separate W.C.

To the outside, the property sits just off an exclusive private road and enjoys gated driveway parking to the front, leading to an impressive double tandem garage measuring approximately 9.5 meters. The gardens are a particular feature of this property, with a well-maintained level lawn to the front, deep shaped rose borders and established hedging around the perimeter. The rear garden is most generous in size with carefully crafted shaped borders boasting a variety of established plants, shrubs and bushes. The garden is awash with colour and boasts many established trees providing an exceptionally high degree of privacy for relaxation and enjoyment.

Willow Croft presents a rare opportunity to acquire a unique property with substantial potential for modernisation and extension (STP). It's large garden plot and prime location make it an attractive proposition for those looking to create their dream home.

Total floor area 109.8 sq.m. (1,182 sq.ft.) Approx (Including Garage)



NOT TO SCALE For layout guidance only

