

WORKSHOP

Large workshop area with external double doors to front. There is most practical and dry under accommodation storage area. Light and power laid on.

TO THE OUTSIDE

Spinney Close enjoys a highly private position, quietly tucked away at the end of this private drive off the popular Harewood Road. With a generous driveway providing ample off-street parking and serving access to integral double garage.

DOUBLE GARAGE

5.6m x 5.2m (18'4" x 17'0")
With electric up and over door, light and power laid on.

GARDENS

Extending to approximately two acres of mature private gardens and established woodland stretching down to the river Wharfe, where the property enjoys riparian fishing rights. The formal gardens are a particular feature of this home and have been lovingly cared for over the decades by the current owners, boasting deep well stocked borders, established trees and hedging perimeter affording an unrivalled amount of privacy. Spanning across the full width of the property is a stone flagged patio area, creating the ideal place for relaxation and outdoor entertaining in complete peace and privacy in this highly secluded garden. There is a garden shed and green house.



COUNCIL TAX

Band G (from internet enquiry).

SERVICES

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

COUNCIL TAX

Band G (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

Details prepared September 2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

MISREPRESENTATION ACT

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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.
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Collingham ~ Spinney Close, Harewood Close, LS22 5BZ

Offered to the open market for the first time in over forty years, Spinney Close is a most unique detached dwelling extended over the years it now revealing approximately 2,500sqft of accommodation quietly nestled amongst a generous plot of approximately two acres. Providing an exciting opportunity for one looking to further extend the property or explore the possibility of further development (STPP).

- Creatively designed, extended five-bedroom detached dwelling
- Highly secluded plot of approximately two acres including woodland
- Mature private garden grounds, enjoying riparian fishing rights
- Private position off Harewood Road, walking distance to village amenities
- In need of modernisation throughout

£1,000,000 PRICE REGION FOR THE FREEHOLD



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VALUERS

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sales@rentonandparr.co.uk
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Premium

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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

From Wetherby proceeding along the A58 towards Leeds, entering Collingham. Turn right at the crossing lights along Harewood Road to the brow of the hill, on the right hand side there is a small white post with a red reflector, turn right then down drive, passing two houses either side, continue straight on to Spinney Close.



THE PROPERTY

Offered to the open market for the first time in over forty years, this extended and much loved family home provides tremendous potential for further development (STPP). Now in need of modernisation and improvement throughout, the accommodation in further detail given approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORCH

Access gained via hard wood front door with glazed window to side, electric radiator, internal door leading to living room.

DOWNSTAIRS W.C.

Coloured suite comprising low flush w.c., pedestal wash basin, part tiled walls, window to side.

LIVING ROOM

7.4m x 7m (24'3" x 22'11") Narrowing to 4.7m (15ft5") A lovely light room with large windows to front elevation, radiator and storage beneath, attractive exposed stone wall with inset wood burning stove, T.V., aerial. The space flows through into dining area located to the rear with delightful outlook through the garden room onto private rear garden.



BREAKFAST KITCHEN

4.3m x 3.8m (14'1" x 12'5") Fitted with a range of wall and base units cupboards and drawers, laminate worktops, tiled splash back, inset one and a quarter sink unit with mixer taps, space and plumbing beneath for dishwasher. Integrated fridge and freezer along with Neff cooker with grill, four ring gas hob with extractor hood above. Doorway leading through to rear lobby and utility area.



UTILITY ROOM

With matching wall and base units, space and plumbing for automatic washing machine and tumble dryer, inset sink unit with mixer tap, window to rear.

GARDEN ROOM

7m x 1.8m (22'11" x 5'10") With wooden frame double glazed window to rear and side elevation as well as a pair of sliding glazed doors leading out to a superbly private rear garden, electric heating.



BEDROOM ONE

4.6m x 4.5m (15'1" x 14'9") overall A generous double bedroom with fitted wardrobes to three sides, as well as matching dressing table and drawers, a pair of radiators. Having double glazed windows to side elevation revealing splendid view of private woodland, gently sloping down towards the river Wharfe.



EN-SUITE

With large walk in shower cubicle, electric tritan shower fitting, his and her's vanity wash basin, low flush w.c., double radiator, window to front.

BEDROOM TWO

4m x 3.6m (13'1" x 11'9") With dual aspect having windows to side and rear elevation, double radiator beneath.



BEDROOM THREE

3.8m x 3.2m (12'5" x 10'5") Again enjoying dual aspect with windows revealing delightful views over mature gardens and established woodland, double radiator beneath, built in wardrobes and storage to one side.



BEDROOM FOUR

4m x 3m (13'1" x 9'10") With window to the side elevation, radiator beneath, built in wardrobes.

HOUSE BATHROOM

A traditional white suite comprising bath with shower over, large pedestal wash basin, low flush w.c., part tiled walls, tiled floor covering, window to rear.

LOWER GROUND FLOOR

GUEST BEDROOM (FIVE)

5m x 3.4m (16'4" x 11'1") maximum A comfortable guest bedroom suite with windows to rear, double radiators beneath, internal door leading to an ensuite WC.

HALLWAY

With useful understairs storage cupboard, window to front elevation, radiator beneath, internal door leading to :-