



TENURE
Freehold

COUNCIL TAX
Band G (from internet enquiry)

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

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

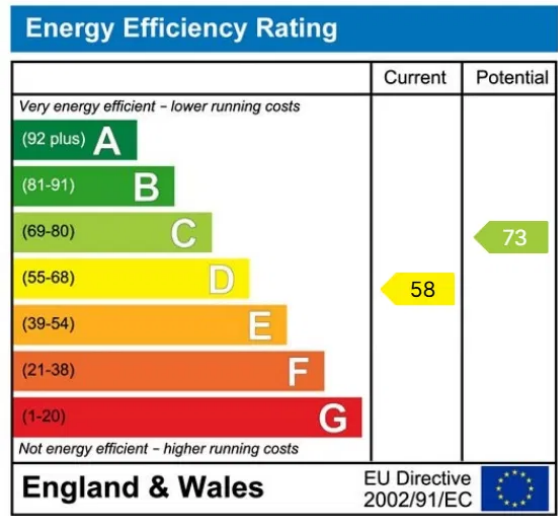
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 February 2025



Collingham ~ 15 Dewar Close, LS22 5JR

An excellent 4 bedroom 2 bathroom stone built detached family house occupying a pleasant and convenient cul de sac position in the heart of the village. Offered on the open market for the first time in over 38 years.

- Spacious accommodation over 2300 sq ft
- Three good sized reception rooms
- Fitted kitchen and utility room, downstairs wc and integral access to double garage
- Four double bedrooms with fitted wardrobes
- Two tiled bathrooms and separate sauna
- Gas central heating and double glazed. Alarm system installed
- Excellent private and fully enclosed rear garden
- Early viewing recommended

£775,000 PRICE REGION

3 4 2

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.
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CHARTERED SURVEYORS
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Premium

All-round excellence, all round Wetherby since 1950

Property Description

Nestled in the heart of Collingham village, this spacious stone-built, four-bedroom detached house is now available on the open market for the first time in over 38 years. Lovingly maintained, it boasts an excellent private, enclosed garden in a cul-de-sac location, perfect for families. Its central location is within walking distance to the local junior school, sports club, and other village amenities.

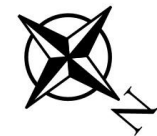
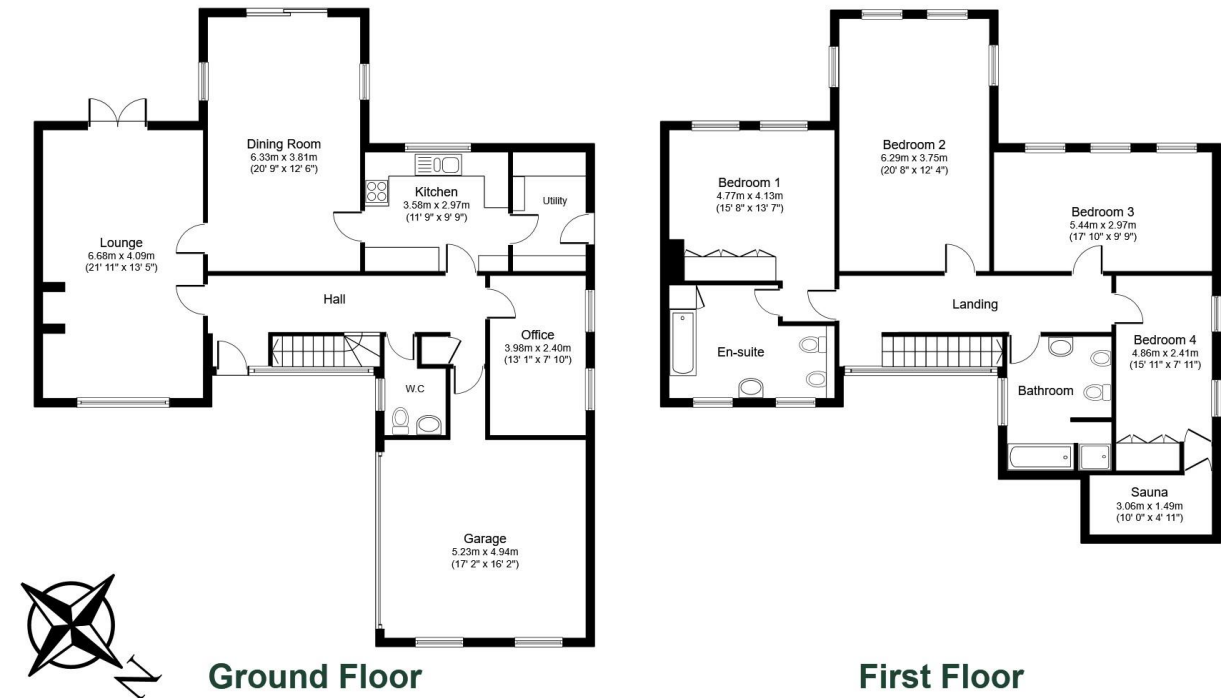
Extended in 1995, this home offers approximately 2300 ft² of tastefully decorated, centrally heated, and double-glazed accommodation arranged over two floors. The stone-paved entrance patio leads to an open-plan, glazed entrance hall featuring a light oak and glass return staircase that ascends to the upper landing.

The ground floor comprises two excellent reception rooms: a lounge with a Travertine feature fireplace and gas fire, and an extended dining room with patio doors that open onto the private rear garden and patio, ideal for entertaining. The well-fitted kitchen boasts light oak wall and base cupboards, a breakfast bar, worktops, a double sink, and integrated appliances, including a double oven, induction hob, hood, and fridge. Adjacent to the kitchen, the utility room features matching fitted units, worktops, and plumbing for a dishwasher and washing machine.

A generous-sized study is perfect for those working from home. The ground floor also includes a cloakroom WC and integral access to a double garage.

Upstairs, a glazed landing leads to four double bedrooms, each with fitted wardrobes. The principal bedroom overlooks the rear garden and includes a fully tiled en-suite bathroom. Bedroom four features an added luxury: a door leading to a sauna with kiln-dried pine cladding and fittings. The five-piece fully tiled family bathroom with a white suite completes the first floor. Additionally, a drop-down ladder from the landing provides access to an insulated and substantially boarded loft space, perfect for extra storage.

The exterior of the property is equally impressive. A sweeping driveway to the front, with double turning space, leads to an integral double garage with an electrically operated door, light, power, and water supply. A wrought iron side gate leads to a paved parking area or patio, which in turn opens to a generous-sized south-west facing lawned rear garden, fully enclosed and screened by high hedging for maximum privacy with dwarf walled patio across the width of the property. Garden shed included.



NOT TO SCALE For layout guidance only

Total floor area 231.8 sq.m. (2,495 sq.ft.) Approx (Including Garage)

