



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 August 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
	71	79
England & Wales	EU Directive 2002/91/EC	



Collingham ~ Ridsdale, School Lane, LS22 5BQ

A distinctive and spacious four bedroom three reception room family home of individual design, quietly positioned in the heart of this highly sought-after village, offering tastefully decorated interiors, generous private gardens and walking distance to a range of village amenities and primary school.

- Individually designed detached family home in the heart of a highly sought-after village
- Spacious and versatile layout with three reception rooms and dedicated home office
- Lounge with limestone fireplace and dual patio doors to rear garden
- Expansive open-plan living, dining kitchen with granite worktops and central island
- Four genuine double bedrooms, two with stylish ensuite facilities
- Principal bedroom with luxury en-suite and bespoke wardrobes

£799,950 PRICE REGION

2 4 2

MISREPRESENTATION ACT

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Renton & Parr

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Premium

All-round excellence, all round Wetherby since 1950

Property Description

A spacious and individually designed detached family home, quietly nestled in the very heart of this highly sought after village. Offering generous proportions throughout, the property benefits from gas fired central heating, double glazed windows and doors and a thoughtfully arranged layout ideal for modern family living and in further detail comprises:-

A hardwood oak front door with stained glass detail opens into a welcoming entrance hallway, where attractive wood flooring continues through much of the ground floor. A returning staircase rises to the first floor, with a useful under-stairs cloak cupboard. There is a guest W.C and a dedicated home office which enjoys a front facing aspect, providing a quiet and practical space for remote working.

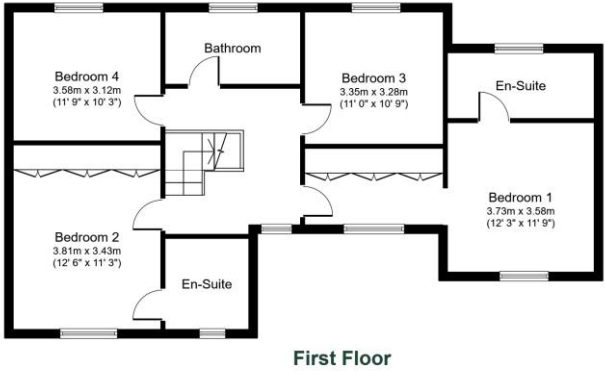
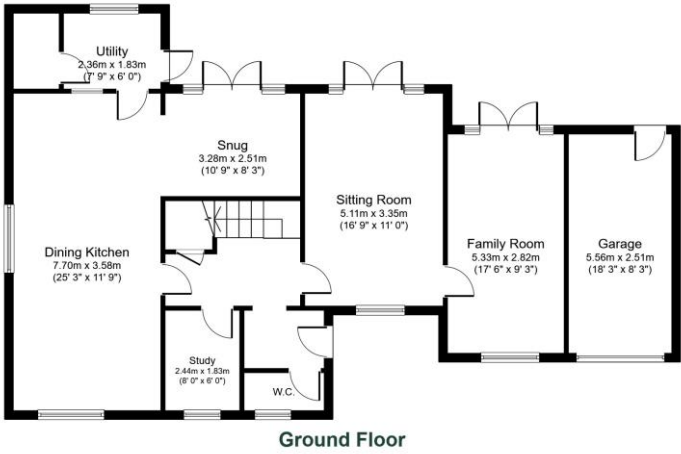
The lounge is a beautifully appointed reception room, featuring a striking living flame gas fire set within an elegant limestone surround. Dual patio doors open to the rear garden, while a front facing window adds further natural light. An internal door leads to a second reception room, currently used as a snug/music room with windows to both front and rear along with further patio doors offering direct access to the garden.

A key highlight of this delightful home is the expansive open-plan dining kitchen. The dining area enjoys a pleasant outlook over the front garden, with oak flooring flowing seamlessly into the kitchen space. Fitted to a high standard, the kitchen boasts a comprehensive range of wall and base units with granite worktops and matching upstands, integrated appliances including twin Neff ovens, induction hob with extractor above, Blanco sink unit with dishwasher beneath and a central island with oak worktop, space for an American-style fridge freezer.

A wide opening leads into an adjoining sitting area—perfect for relaxed family living with television point and double patio doors opening to the private rear garden. Off the kitchen, a practical utility room provides space and plumbing for white goods, a second sink unit, external door and a useful pantry cupboard.

To the first floor, a generous landing area with front facing window and loft access leads to four genuine double bedrooms. The principal bedroom enjoys a wealth of built-in wardrobes and a luxurious ensuite shower room, recently installed and finished to a high standard, with underfloor heating, his-and-hers vanity basins and contemporary tiling. The guest bedroom also benefits from a full bank of fitted wardrobes and a stylish ensuite shower room. Two further double bedrooms are served by a modern family bathroom, again recently fitted and presented to an excellent standard.

Externally, the property is approached via tall stone walling and wrought iron gates, revealing a block-paved driveway with ample parking for several vehicles and access to a single garage with electric up-and-over door, light and power. The gardens to front and rear are beautifully maintained, with established shrubs, trees and bushes offering a good degree of privacy. A high period stone wall to the rear boundary adds character and charm, while a stone-flagged patio and further hard standing seating area provide an ideal setting for outdoor relaxation and entertaining.



NOT TO SCALE For layout guidance only

