



TENURE

Freehold

COUNCIL TAX

Band D (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 October 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 ~ 10 James Court LS22 5PA

A delightful two-bedroom end mews house occupying a small cul-de-sac location within easy walking distance of excellent village amenities. Offered with the benefit of no upward chain

- Excellent decorative condition
- Lounge with dining area
- Recently added sunroom to the rear
- Modern kitchen and bathroom
- Two double bedrooms
- Garage and off-road parking to the front
- Enclosed part walled and private garden to rear

£350,000 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

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

All-round excellence, all round Wetherby since 1950

Property Description:-

Nestled in a small cul-de-sac within the picturesque village of Collingham, this beautifully presented and recently extended two-bedroom end mews home offers modern living with the convenience of local amenities and excellent transport links. With no onward chain, this property is ready for you to move in and make it your own.

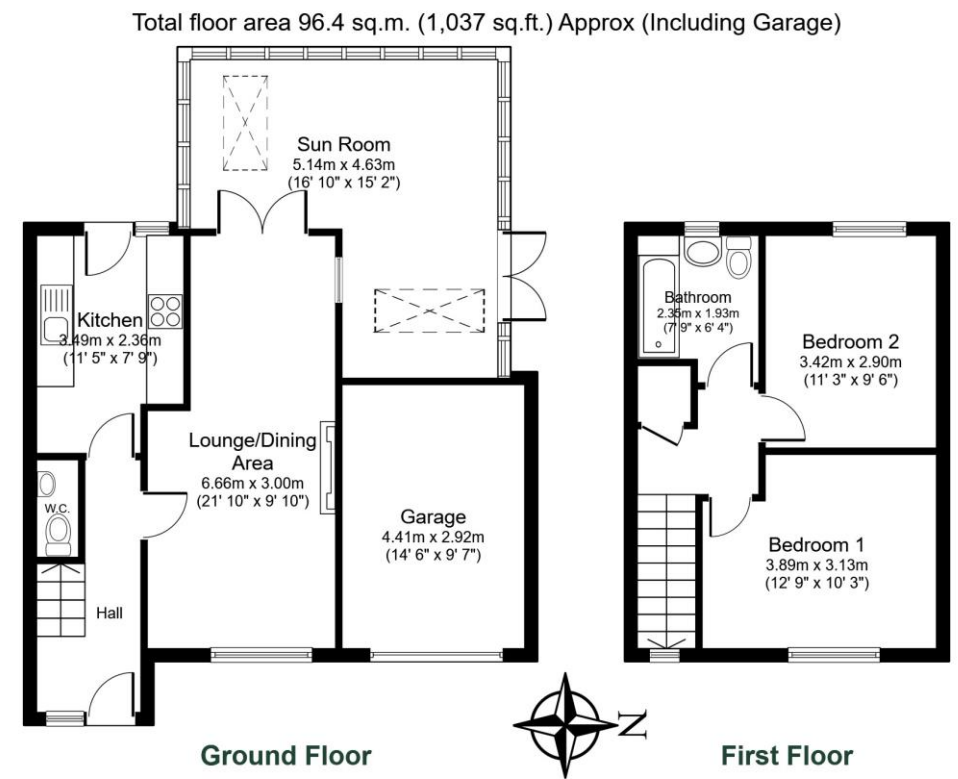
The property boasts a modern fitted kitchen, with integrated cooker, hob and hood. A spacious through lounge and dining room features patio doors that open onto a large L shaped sunroom with French doors and windows looking out onto the private rear garden.

There are two double bedrooms on the first floor together with a modern bathroom with white suite including a bath with shower above, wc and wash basin.

Benefitting from sealed unit double glazing, gas central heating, and fitted alarm system. Additional features include a downstairs cloakroom with wc and wash basin.

To the outside, the property includes gravel and driveway parking for several cars at the front leading to an attached garage with electric door, light and power together with drop down ladder to useful eaves storage space. The rear garden is part walled, fully enclosed and private with south westerly aspect having lawn and two decking areas ideal for outdoor entertaining and relaxation. A useful side gate allows access for bins etc.

The village of Collingham supports an excellent range of amenities catering for most daily needs including renowned Junior School, medical centre, shopping parade, Tesco Express, Post Office, cricket ground, squash club, public houses/restaurants, church and bowling green, and is situated to the south of the market town of Wetherby providing a wider range of services and amenities. The village is considered ideal for the commuter as easy access can be gained onto the A1 linking with the region's motorway network and into Leeds City centre.



NOT TO SCALE For layout guidance only

