







Garth End, Collingham, Wetherby, LS22 5BH

- THREE BEDROOM SEMI-DETACHED HOUSE
- AVAILABLE JANUARY
- OPEN PLAN KITCHEN/LIVING SPACE
- RENOVATED TO AN IMMACULATE STANDARD
- STUNNING VIEWS
- EPC RATING C / COUNCIL TAX C

HUNTERS®
HERE TO GET *you* THERE

£1,850 Per Month

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DESCRIPTION

Hunters Wetherby are proud to present this three bedroom, semi-detached house, which has been renovated to an immaculate standard by the current owners, in the highly sought after location of Collingham.

On entering the property you are welcomed into a spacious hallway, which houses the downstairs W/C with wash hand basin and low level W/C.

The stunning open-plan kitchen and living space is sure to impress any potential buyer. The kitchen is fitted with a range of contemporary wall and base units with high end quartz worktops and benefits from underfloor heating and integral appliances including oven, hob, full height fridge and dishwasher. The open-plan layout is perfect for hosting gatherings with family and friends thanks to the breakfast bar and bi fold doors which gives the feel of indoor outdoor living.

The utility is an asset to the kitchen, providing extra storage, with an integral freezer and space for a washing machine and dryer.

The snug benefits from dual aspect windows which allows for ample natural light to fill the room. Set away from the property's main entertaining space, the snug provides a quiet and cosy space for relaxing evenings.

To the first floor, are three beautifully presented bedrooms and house bathroom which is inkeeping with the standard throughout the whole property.

The master bedroom features a panelled feature wall, and breathtaking views over Collingham and the fields beyond the river Wharfe. Bedrooms two and three are both doubles.

The elegant house bathroom, also benefitting from underfloor heating, consists of large walk in rainfall shower, bath, low level W/C and vanity unit. The vendor has created this space with luxury in mind and boutique finishes.

Externally, the front of the property is laid to lawn with a paved pathway leading to the entrance and space for a seating area overlooking the garden. A recently landscaped gravelled driveway provides off street parking.

To the rear of the property a split level garden provides multiple areas of outdoor space to relax, play, and entertain. The first level features a block paved patio area, which is currently used for outdoor seating. The second level benefits from a good sized lawn with mature shrubs which extend into the final level.

The charming and popular village of Collingham boasts many local amenities catering for most daily needs including shops, doctors, restaurant and public houses. The market town of Wetherby which houses further amenities is a short drive away and easily accessible by car or public transport. Collingham is a commuters haven, with easy access to the A1 linking with the region's major motorway network.



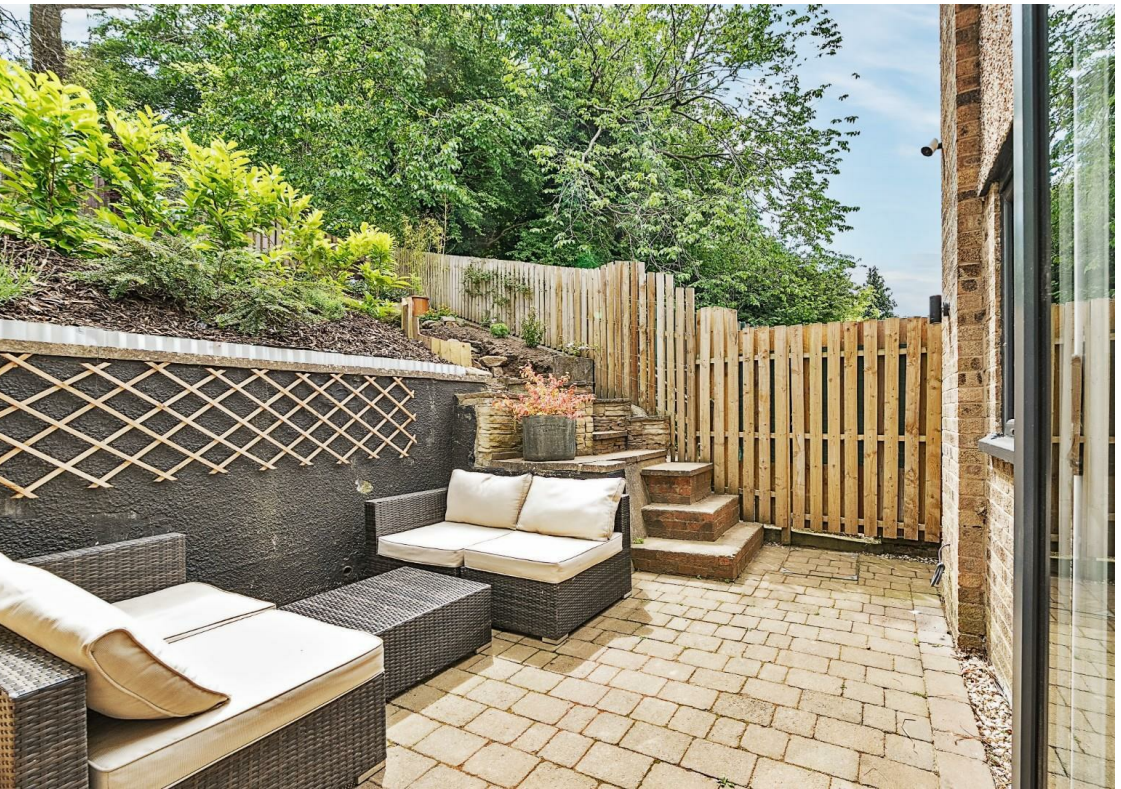










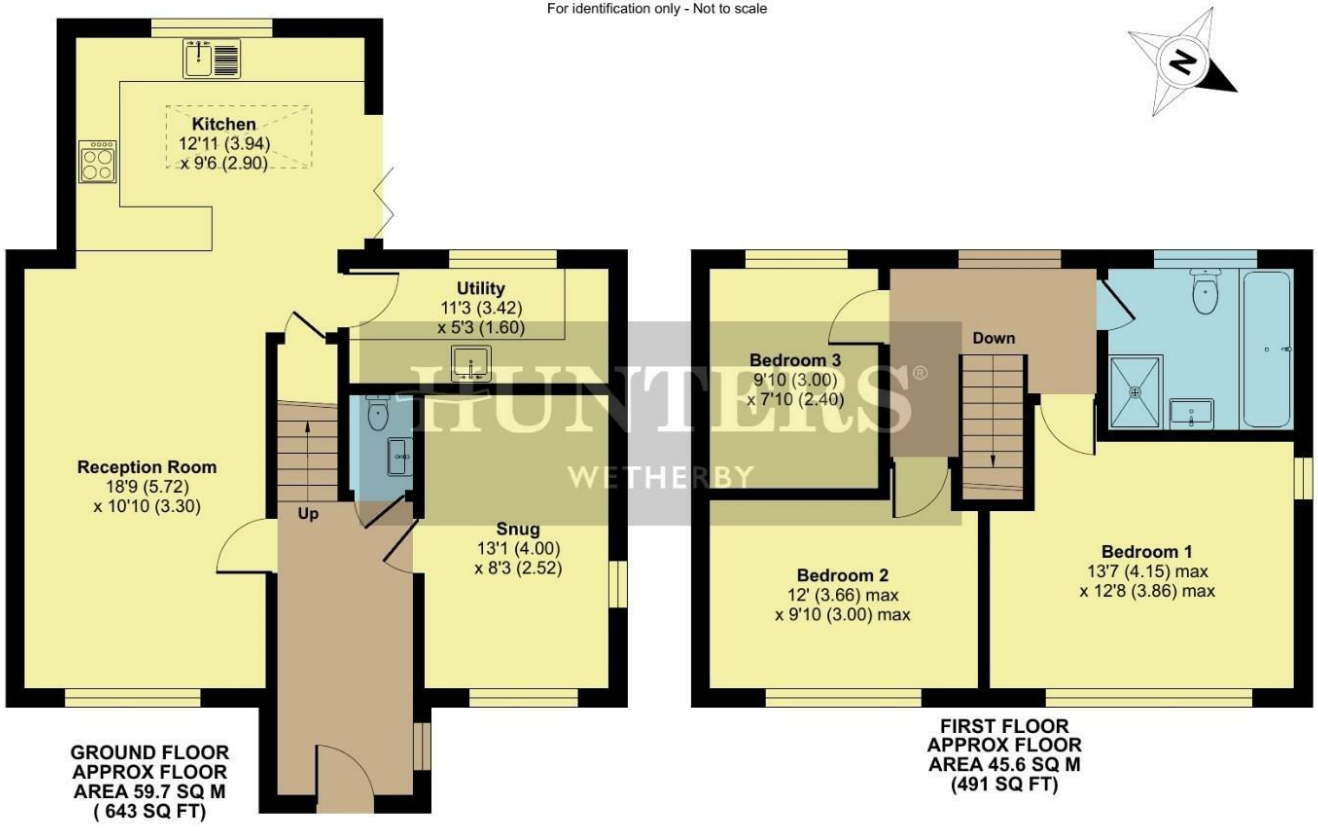




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Approximate Area = 1134 sq ft / 105.3 sq m

For identification only - Not to scale

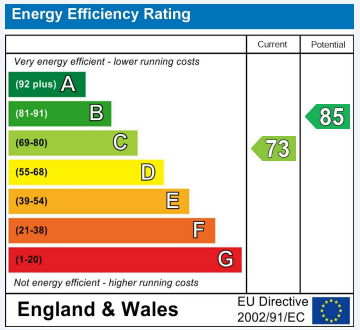


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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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