







Beck Lane, Collingham, Wetherby, LS22 5BW

- CHAIN FREE
- FOUR BEDROOMS
- SPACIOUS ACCOMODATION
- DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- EPC 9 COUNCIL TAX F

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£525,000

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DESCRIPTION

Occupying a peaceful position within the ever-popular village of Collingham, this attractive detached bungalow offers generous and flexible accommodation, mature gardens and excellent scope for modernisation. Built in 1974, the property provides a wonderful opportunity for buyers looking to create a home tailored to their own tastes.

Collingham is a thriving village with a strong community spirit and an excellent selection of everyday amenities, including a convenience store, delicatessen, leisure facilities and a well-regarded primary school. The village is ideally placed for commuters, offering straightforward access to the A1(M), while Wetherby, Harrogate and Leeds are all within easy reach.

The accommodation extends across a single floor and is both spacious and versatile. A central entrance hall gives access to a bright sitting room overlooking the rear garden, where large patio doors open directly onto a raised terrace. A feature gas fireplace creates an attractive focal point, while the pleasant outlook makes this an inviting room to relax throughout the year.

The adjoining kitchen is arranged as a sociable dining kitchen, fitted with a range of storage units and incorporating an integrated oven, dishwasher and fridge freezer. There is also plumbing for a washing machine and ample space for a dining table, making it ideal for everyday family life.

A further reception room, currently used as a dining room, provides valuable flexibility and could equally serve as a fourth bedroom, home office, hobby room or snug depending on individual requirements.

The sleeping accommodation comprises three well-sized bedrooms, with the principal bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom, complete with both a separate shower enclosure and a bath.

To the front of the property, a generous driveway offers parking for several vehicles and leads to an integral single garage.

Outside, the rear garden is a particular highlight. Beautifully established and thoughtfully maintained, it enjoys a high degree of privacy thanks to its mature planting, established trees and well-stocked borders. A charming beck runs beyond the garden boundary, providing a peaceful backdrop and adding to the property's tranquil setting. The elevated patio enjoys a sunny aspect and offers the perfect place for al fresco dining or simply unwinding while overlooking the garden.

Combining spacious accommodation, a sought-after village setting and exceptional potential to update and personalise, this chain-free bungalow presents an increasingly rare opportunity to acquire a forever home in one of the area's most desirable locations.







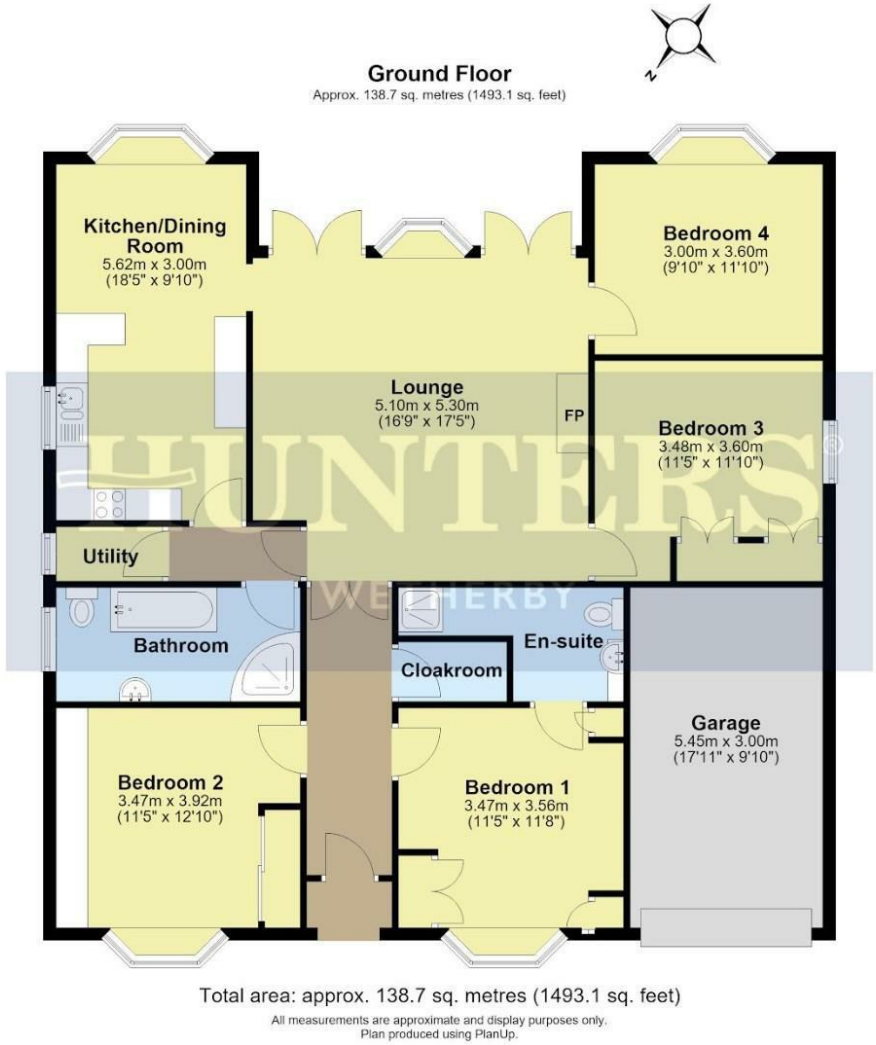












Viewings

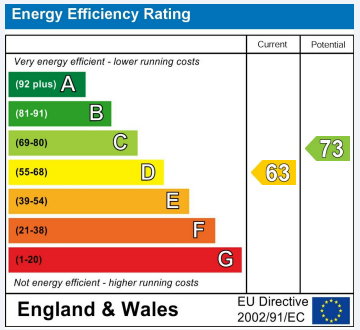
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

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The Property Ombudsman

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