



**TENURE**

Freehold.

**COUNCIL TAX**

Band G (from internet enquiry).

**AGENTS NOTE**

The property is located next to a working poultry farm off an undeveloped road.

**SERVICES**

We understand mains water and electricity are connected. No gas. No mains drainage. Septic tank.

**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 July 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		46
(21-38)	F		
(1-20)	G	4	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Collingham ~ Walk A Bout, Birdale Field Lane, LS22 5DT**

Built in 1977 and offered to the open market for the first time, "Walk About" is an attractive stone-built detached bungalow sits proudly on the outskirts of Collingham, enjoying an enviable position within a large, level and private garden plot extending to just over an acre. With established boundaries and far-reaching countryside views, the property offers immense potential for modernisation and future development, subject to the necessary planning consents.

- Individual stone built detached bungalow
- Mature landscaped gardens
- Exciting opportunity for full renovation project or further development (stpp)
- Three double bedrooms, two reception rooms
- Large kitchen and separate utility
- Stunning countryside views
- Electric boiler and private septic tank
- Quiet position on outskirts of Collingham
- No onward chain

**£650,000** PRICE REGION



**MISREPRESENTATION ACT**

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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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## Property Description

Enjoying a prime position on the rural outskirts of Collingham, this impressive three bedroom detached bungalow offers a rare and exciting opportunity to acquire a home of genuine potential. Built in 1977 for the previous owner the property now presents a blank canvas for those seeking a substantial bungalow with ample scope for full modernisation or extension (stpp).

Occupying a superb level plot extending to just over an acre, the bungalow is approached via a private lane and enjoys a high degree of privacy with mature hedging and established trees to the perimeter. A gravelled driveway provides comfortable off-street parking and gives access to a detached stone-built double garage with manual up and over door, side window and personnel access. The accommodation is well proportioned throughout and briefly comprises:-

A welcoming entrance hallway benefits from fitted wardrobes and storage cupboards along one wall, with loft hatch access above. There are two reception rooms including a generously sized lounge with large, double-glazed windows to the front and sides, allowing for natural light and splendid views over the adjoining countryside. A separate dining room enjoys direct access to the garden via sliding patio doors and features a serving hatch through to the breakfast kitchen. The kitchen itself is fitted with a range of wall and base units, cupboards and drawers, along with an integrated fridge, oven with grill, induction hob and sink unit with mixer tap. A good-sized utility room lies adjacent, complete with Belfast sink, electric wall-mounted boiler, space and plumbing for white goods and external access to the rear garden. There is also a downstairs W.C.

The property offers three genuine double bedrooms, each benefiting from built in floor to ceiling wardrobes. All are served by a house bathroom fitted with a white suite. A particular highlight of this property is the size and quality of the surrounding gardens. The level grounds extend to just over an acre and are largely laid to lawn, interspersed with mature fruit trees and established planting. With far reaching views over the open countryside, the setting provides a sense of space and tranquillity rarely found within such close proximity to village amenities.

Early viewing is highly recommended to avoid disappointment and to fully appreciate the potential this home and its remarkable setting have to offer

Total floor area 158.0 sq.m. (1,701 sq.ft.) Approx

