



Collingham ~ Teide, Harewood Road, LS22 5BY

Guide Price £849,950

A most spacious three/four bedroom detached property, thoughtfully modernised and arranged over two floors. Set within its own attractive surroundings, the property enjoys far-reaching views towards Collingham village and the adjoining countryside, with light and generously proportioned accommodation throughout. Internal viewing highly recommended.

Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

Tenure: Freehold



Premium

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Property Description

"Teide" is a deceptively spacious and highly versatile three/four bedroom detached property offering generous and beautifully presented accommodation arranged over two floors. The property has been comprehensively modernised to a high standard by the current owners and sits comfortably within the landscape to make the most of the far-reaching views to Collingham village and the surrounding countryside. The accommodation benefits from double glazed windows, gas fired central heating and in further detail comprises:-

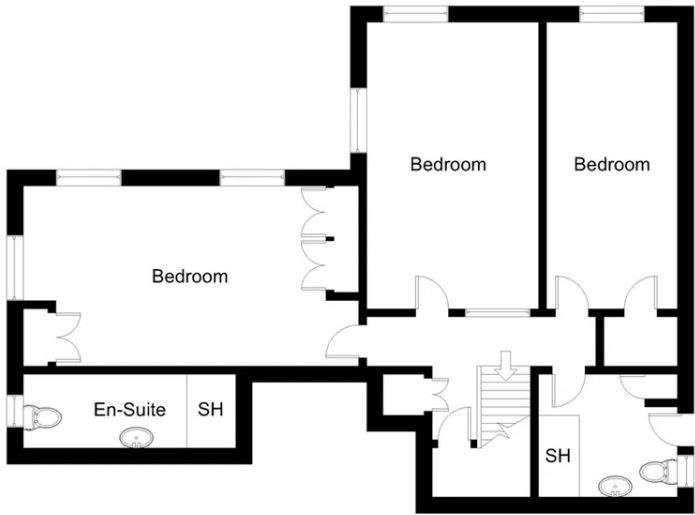
Access gained via a modern composite front door reveals a spacious hallway with useful cloaks room, a stylish fitted bathroom and access to integral double garage. The breakfast kitchen which is of excellent proportions and incorporates a front-facing window, fitted sink unit and a comprehensive range of kitchen units, complemented by deep work surfaces. There is space for American-style fridge/freezer, electric cooker with ceramic hob and extractor hood, together with space and plumbing for a dishwasher. There is ample room for a breakfast table and chairs, with further window to the side elevation. Internal double doors provide access into the generous living room with feature fireplace and a large opening flows into the light and spacious dining room with windows to the rear, flooded by natural light and revealing stunning views.

Completing the ground floor is a versatile home office/bedroom four, providing an excellent additional reception or sleeping space. The room is exceptionally light, with sliding patio doors opening onto a generous balcony, complete with attractive iron railings and enjoying splendid views over the private rear garden and adjoining countryside towards Collingham.

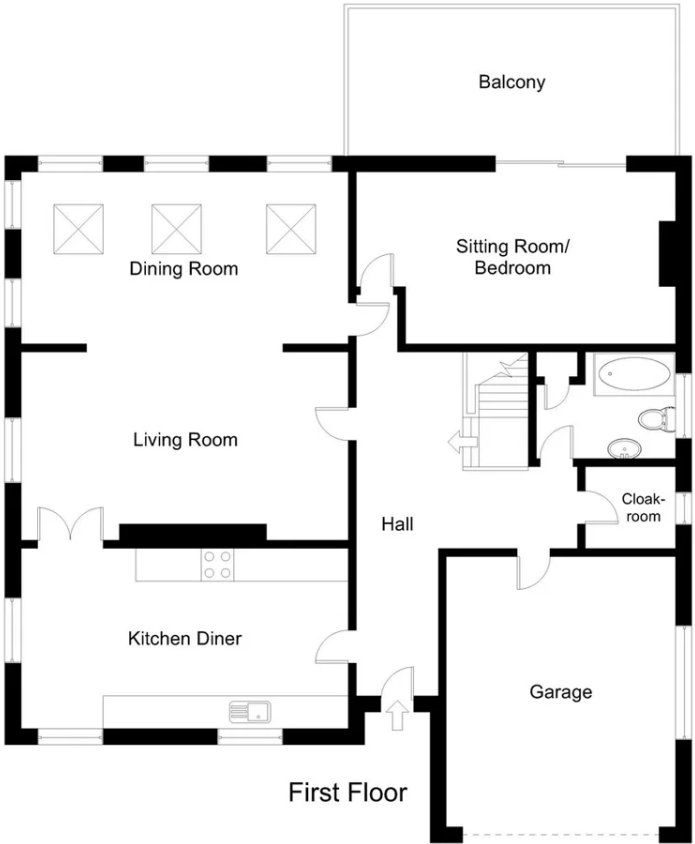
The lower ground floor provides excellent additional accommodation revealing three generous double bedrooms and modern shower room. The principal bedroom benefits from built-in wardrobes and three large windows overlooking the rear garden and access to a beautifully appointed en-suite shower room comprising a double shower cubicle, vanity-style wash basin, WC and attractive contemporary wall and floor tiling.

Bedroom two is another excellent double bedroom, featuring extensive floor-to-ceiling fitted wardrobes and a pleasant outlook over the garden. Bedroom three is also generously proportioned and enjoys a similar attractive outlook. Both bedrooms are served by a stylish recently fitted shower room together with boiler cupboard and external door for convenience.

Externally the property has a driveway providing parking together with integral double garage with electric door. A pathway leads round the side and to the rear revealing a highly private and mature rear garden predominantly laid to



Ground Floor



First Floor

Gross internal floor area including Garage (approx.): 221.5 sq m (2,384 sq ft)
 Not to Scale. Copyright © Apex Plans. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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.

ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £35.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

MISPRESENTATION ACT

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