

The rear garden has been hard landscaped with a generous shaped Indian stone flagged patio area, direct access of both the conservatory and living room, beyond which a "crunch-gravel" low maintenance garden area with deep well-stocked borders, wooden fence perimeter, outside water tap.



COUNCIL TAX

Band F (from internet enquiry).

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.

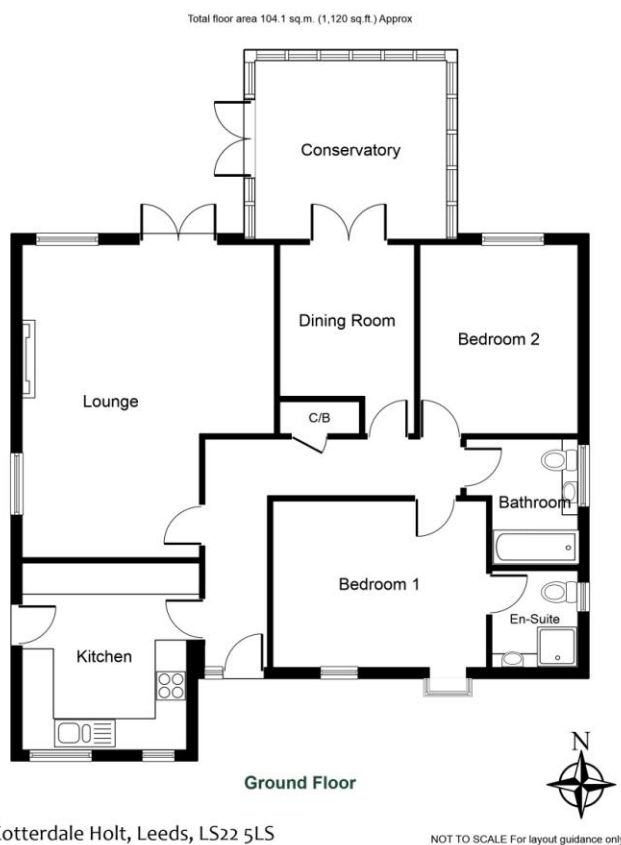
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

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

Details prepared June 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Collingham ~ 5 Cotterdale Holt, LS22 5LS

A rare opportunity to acquire a substantial two/three bedroom stone fronted detached bungalow in this highly sought after residential development within the popular village of Collingham. Available with the benefit of no onward chain.

- Two/three bedroom detached bungalow
- A large living room, conservatory extension to rear
- Good size plot with low maintenance gardens to front and rear
- Principal bedroom with en-suite
- Detached double garage
- Early viewing advised to avoid disappointment

2 Recep 2/3 Beds 1 Bath En-suite

£425,000 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

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COLLINGHAM

Collingham is a much sought after West Yorkshire village some 3 miles from the Market Town of Wetherby and approx 1 mile from the A.1. Well served by a range of shops, primary school and sporting facilities including Cricket and Squash Club, Swimming Pool and Golf Course nearby. Leeds City Centre, Harrogate and York are all within easy car commuting distance with major road networks close by.

DIRECTIONS

To be added in due course ...

THE PROPERTY

Offered to the open market with the benefit of no onward chain, this well cared for and genuinely spacious bungalow sits in a generous plot with low maintenance gardens to front, side and rear.



The accommodation which benefits from gas fired central heating, double glazed UPVC windows and doors in further detail giving approximate room dimensions comprises :-

ENTRANCE HALL

With UPVC front door, glazed panel and window to side, radiator in cabinet, decorative ceiling cornice, telephone point, airing cupboard housing Worcester Bosch boiler, single radiator, loft access hatch.

LIVING ROOM

19' 8" x 15' 8" (6m x 4.8m) narrowing to 11' 1" (3.4m)
A light and spacious room having double glazed UPVC windows to side and rear elevation along with double patio doors, two radiators, "living flame" coal effect gas fire with marble hearth and inset, decorative wooden surround and mantle, T.V. aerial, decorative ceiling cornice.



DINING ROOM / BEDROOM THREE

11' 9" x 8' 6" (3.6m x 2.6m) max
With decorative ceiling cornice, radiator, double doors leading to :-



CONSERVATORY

13' 1" x 10' 5" (4m x 3.2m)
With UPVC windows to three sides, double patio doors leading out onto stone flagged patio area, glazed roof with fan-light, double radiator.



BEDROOM ONE

13' 1" x 10' 5" (4m x 3.2m)
With two double glazed UPVC windows to front elevation, radiator beneath, built in wardrobes with mirrored sliding doors, T.V. aerial, decorative ceiling cornice, internal door leading to :-



EN-SUITE SHOWER

With tiled walls and a white suite comprising low flush w.c., vanity wash basin with cupboard beneath, walk in shower cubicle, double glazed UPVC window to side, single radiator, tiled floors.

BEDROOM TWO

12' 1" x 10' 5" (3.7m x 3.2m)
With double glazed UPVC window to rear, radiator beneath, fitted bedroom furniture comprising wardrobes with mirrored doors, dressing table, matching bedside tables, eye-level overhead storage, T.V. aerial.



HOUSE BATHROOM

A fitted suite comprising vanity wash basin, low flush w.c., with concealed cistern, bath with shower over, tiled walls and floor tiles, ladder effect heated towel rail, inset ceiling spotlights, double glazed UPVC window to side.



KITCHEN

11' 9" x 11' 9" (3.6m x 3.6m)
Comprehensively fitted with a range of wall and base units, cupboards and drawers, laminate work tops, inset one and a quarter stainless steel sink unit with mixer tap, two double glazed windows to front elevation, single door to side, built in Samsung cooker with four ring ceramic hob and extractor hood above, space and plumbing for automatic washing machine and dishwasher, built in fridge freezer, breakfast bar, tile effect laminate floor covering.



TO THE OUTSIDE

A shared tarmac driveway with next door to front leads to private parking area in front of the property serving access to :-

DETACHED DOUBLE GARAGE

17' 0" x 16' 4" (5.2m x 5m)
With electric roller door, light and power laid on, single door to rear garden.

GARDENS

A generous "crunch-gravel" garden area to front with a selection of bushes and shrubs which could easily be used for additional parking spaces, if required.

