

**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.

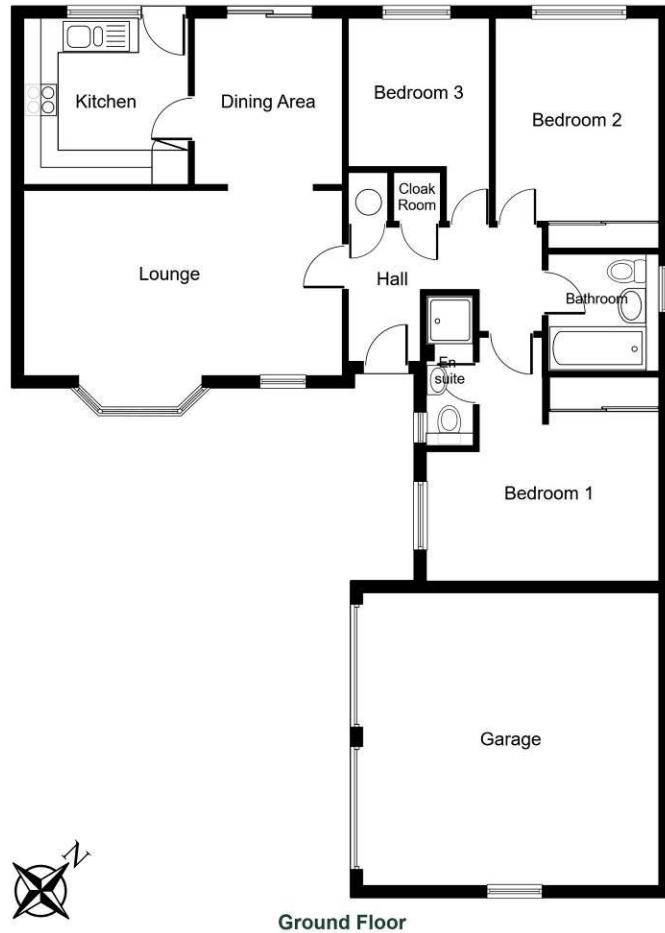
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**

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

Details prepared September 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



17 Bishopdale Drive, Collingham, Wetherby, LS22 5LP NOT TO SCALE For layout guidance or Total floor area 111.2 sq.m. (1,197 sq.ft.) Approx (Including Garage)



**Collingham ~ 17 Bishopdale Drive, LS22 5LP**

A rare opportunity has arisen to acquire this beautifully presented three bedroom detached bungalow carefully modernised by the current owner, the property sits within a generous plot with a superbly private rear garden. Located on this popular development only a short walk from village amenities.

- A three- bedroom detached bungalow
- Modern kitchen, house bathroom and en-suite
- Tastefully decorated and well-presented throughout
- Solar panels along with double glazed UPVC windows
- Landscaped gardens to front
- Beautifully maintained private rear garden






**2 Recep 3 Beds 1 Bath 1 En-suite**

**£550,000** 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

From Wetherby proceeding towards Leeds along the A58 entering Collingham village, bear right after the pelican crossing into Harewood Road. Take the first right turning after the Lady Hastings primary school into Bishopdale Drive and the property is situated on the left hand side.

### THE PROPERTY

Having undergone a programme of improvement and modernisation by the current owner, this property now benefits from double glazed UPVC windows and doors, fitted solar panels generating over £1,300 in FIT. In further detail giving approximate room dimensions comprising :-

### ENTRANCE HALL

With access gained via UPVC front door with glazed panel, decorative ceiling cornice, attractive Amtico flooring that flows throughout the majority of the downstairs accommodation. Airing cupboard with wall mounted gas fired central heating boiler along with separate cloaks cupboard, loft access hatch, single radiator.

### LOUNGE

18'0" x 10'5" (5.5m x 3.2m) plus bay window  
A lovely light room having large walk in bay window to front elevation with additional double glazed UPVC window to side, double radiator beneath, contemporary fireplace with travertine surround and matching hearth, "living flame" gas fire, decorative ceiling cornice, ceiling spotlights, T.V. aerial. Large opening that flows through into :-



### DINING AREA

9'6" x 8'6" (2.9m x 2.6m)  
With double glazed sliding patio doors to rear, double radiator, LED ceiling spotlights, decorative ceiling cornice.



### KITCHEN

9'6" x 9'6" (2.9m x 2.9m)  
An attractive kitchen comprising a range of modern white wall and base units, cupboards and drawers, oak block work surfaces with tiled splashback, integrated one and a quarter sink unit with mixer tap, space and plumbing for automatic washing machine, space for oven, integrated fridge freezer, tile effect floor covering, double radiator, stable door to rear, LED ceiling spotlights.



### BEDROOM ONE

14'9" x 12'5" (4.5m x 3.8m) overall including en-suite  
A generous double bedroom with double glazed UPVC window to front elevation, radiator beneath, built in wardrobes to one side with sliding mirror door, television aerial, decorative ceiling cornice.



### EN-SUITE

Recently fitted with an attractive suite comprising low flush w.c., with concealed cistern, vanity wash basin, walk in shower cubicle with floor to ceiling tiled walls, wall mounted shower fittings, part tiled walls and matching floor tiles, double glazed UPVC window to front, decorative ceiling cornice.

### BEDROOM TWO

11'5" x 9'2" (3.5m x 2.8m) plus wardrobes  
With double glazed UPVC window to rear revealing a splendid outlook over mature private rear garden, radiator beneath, fitted wardrobes with sliding mirror doors, decorative ceiling cornice.



### HOUSE BATHROOM

Beautifully finished and fitted with an attractive white suite comprising low flush w.c., with concealed cistern, half pedestal wash basin, panelled bath with shower over, part tiled walls, matching floor tiles, chrome ladder effect heated towel rail, double glazed UPVC window to rear.

### BEDROOM THREE / STUDY

8'6" x 8'2" (2.6m x 2.5m)  
With double glazed UPVC windows to rear, radiator beneath, telephone point, decorative ceiling cornice.

## TOTHE OUTSIDE

Enjoying a good sized plot, the property benefits from double width tarmac drive to front, serving access to :-

### DOUBLE GARAGE

17'4" x 17'0" (5.3m x 5.2m)  
With twin manual up and over door, light and power laid on, double glazed UPVC window to side, loft access hatch revealing useful boarded storage space with wall mounted gas convector heater.

### GARDENS

Skilfully landscaped low maintenance front garden. The rear garden being a particular feature of this bungalow is laid mainly to lawn with beautifully tended, deep well-stocked borders boasting a variety of plants, shrubs, mature hedging and fruit trees affording a tremendous degree of privacy. A delightful sculptured archway with established wisteria reveals a further private lawn with soft fruit trees, stone flagged patio creating the ideal space for relaxation with open aspect over field and woodland beyond.

