

HOUSE BATHROOM

Fully tiled room with white suite comprising low flush w.c., pedestal wash basin, panelled bath with shower over, single radiator, two double glazed windows to rear, airing cupboard and insulated water cylinder.

TO THE OUTSIDE

Flagged driveway serving access to single garage and providing off street parking to front.

GARDENS

A striking feature of this property having well tended gardens to both front and rear. The front is set to a shaped lawn with deep well stocked borders, bushes and hedge to the front and side affording a good degree of privacy. Path to the side reveals a superb rear garden, exceptionally large in size with deep well stocked borders boasting a variety of well tended bushes, shrubs and hedging creating a highly private rear garden with generous lawn area. Patio with direct access off conservatory creating the ideal space for outdoor entertaining and 'al-fresco' dining.



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

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared November 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E	44 e	
21-38	F		
1-20	G		



Collingham ~ 43 Hollybush Green, LS22 5BE

A unique opportunity to acquire this attractive and well presented three bedroom stone detached property occupying a most generous plot with superb potential for further extension and development, (subject to necessary planning consent). Located in this highly regarded street within minutes walk of local village amenities.

- A handsome three bedroom stone detached house
- Generous garden plot with tremendous potential for further extension/development
- Superb location within the village
- Minutes walk to amenities and local primary school
- Early viewing advised

£650,000 PRICE REGION FOR THE FREEHOLD



2 Recep



3 Beds



1 Bath

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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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Renton & Parr

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Premium

All-round excellence, all round Wetherby since 1950

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

Proceeding from Wetherby towards Leeds along the A58 entering the village turn first left into Jewitt Lane and right again into School Lane. After a few hundred yards turn left into Hollybush Green and following the road round to the right before turning left round the crescent where the property is then situated on the right hand side.



THE PROPERTY

Offered to the open market for the first time in 35 years this well presented three bedroom detached family home presents an exciting opportunity for one looking to live in this highly regarded part of the village with the added benefit of a generous garden plot to rear with scope for further development, (subject to necessary planning consents).

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

ENTRANCE VESTIBULE

With attractive hardwood front door, exposed Yorkshire stone flagged flooring, meter cupboard to the side. UPVC internal door leading to :-

INNER HALLWAY

Radiator, staircase to first floor, useful understairs storage cupboard, decorative ceiling cornice.

LOUNGE

20'0" x 13'9" (6.1m x 4.2m)

With large double glazed UPVC window to front elevation, radiator beneath, two further windows to side elevation, generous fireplace with electric fire, marble inset and hearth with decorative hardwood surround and mantle piece, T.V. aerial, decorative ceiling cornice, further double radiator, double internal doors leading to :-



CONSERVATORY

12'1" x 12'1" (3.7m x 3.7m)

A lovely light room with double glazed windows to three sides along with glazed roof, fan light, double patio doors leading out to a superb rear garden and generous stone flagged patio area.



DINING ROOM

10'5" x 10'2" (3.2m x 3.1m)

With double glazed UPVC window to rear elevation, radiator beneath, decorative ceiling cornice.



BREAKFAST KITCHEN

10'9" x 10'5" (3.3m x 3.2m)

Fitted with a range of wall and base units, cupboards and drawers, rolled work surfaces with tiled splashback, stainless steel sink unit with mixer tap, integrated four ring gas hob, double stacked oven, double radiator, breakfast table. Double glazed UPVC window to rear, internal stable door leading to :-



SIDE PORCH/UTILITY

13'9" x 9'2" (4.2m x 2.8m) average

With UPVC door to front with double glazed windows to side and above, further double patio doors and windows to rear elevation, space for table and chairs, double radiator, exposed stone wall. A further door leading to :-

SINGLE GARAGE

20'8" x 8'10" (6.3m x 2.7m)

With manual up and over door, light and power laid on, water, double glazed window to rear.

DOWNSTAIRS W.C.

Low flush w.c., corner wash basin, single radiator, tiled walls, double glazed UPVC window to side.

FIRST FLOOR

LANDING AREA

With large double glazed window to front elevation, loft access hatch with drop-down ladders revealing useful boarded loft space.

BEDROOM ONE

13'9" x 12'1" (4.2m x 3.7m)

A lovely light room benefiting from dual aspect having UPVC windows to side and rear elevation, double radiator beneath, fitted floor to ceiling furniture to one side comprising wardrobes with cupboards above.



BEDROOM TWO

13'9" x 9'10" (4.2m x 3m)

With double glazed UPVC window to rear, radiator beneath, built in store cupboard.



BEDROOM THREE

13'9" x 7'6" (4.2m x 2.3m)

With double glazed UPVC window to front elevation, radiator beneath, additional window to side.