

**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.

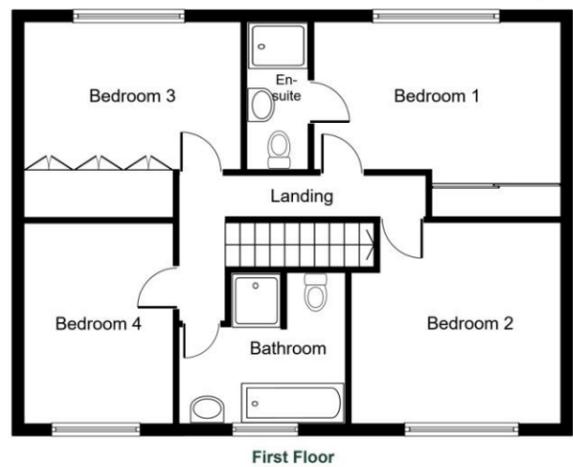
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**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 December 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



11 Dewar Close, Collingham, Leeds, LS22 5JR  
Total floor area 142.0 sq.m. (1,527 sq.ft.) Approx NOT TO SCALE For layout guidance only



**Collingham ~ 11 Dewar Close, LS22 5JR**

A four bedroom, two bathroom, stone built detached house occupying a sought after cul-de-sac location within easy walking distance of excellent village amenities and commuting to Leeds and further afield.

- Light and spacious 24ft lounge
- Separate dining room and breakfast kitchen
- Master bedroom with fitted wardrobes and en-suite shower room
- Three further bedrooms and house bathroom
- Gardens to front and rear
- Garage and off-road parking



**£595,000** PRICE REGION FOR THE FREEHOLD

**2 Recep 4 Beds 1 Bath 1 En-suite**

**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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731  
sales@rentonandparr.co.uk  
rentonandparr.co.uk

*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 Collingham turn right at the pedestrian crossing into Harewood Road. First right into Station Lane and left into Dewar Close where the property can be identified on the left hand side.

### THE PROPERTY

An individual stone built detached house providing excellent family accommodation benefiting from gas fired central heating and double glazed windows, the accommodation in further detail giving approximate room sizes comprises :-

### GROUND FLOOR

#### RECEPTION HALL

Having composite entrance door and double glazed side screens, radiator in cabinet.

#### CLOAKROOM

Low flush w.c., vanity wash basin, cloaks cupboard.

#### LOUNGE

23'10" x 16'7" (7.26m x 5.05m) Narrowing to 12'1" (3.68m)

A light and spacious room with double glazed windows to three sides, two radiators, decorative limestone fireplace and hearth, ceiling cornice, T.V. point, staircase to first floor.



#### DINING ROOM

12'3" x 10' (3.73m x 3.05m)

Double glazed window to front, radiator, ceiling cornice.

#### BREAKFAST KITCHEN

14'10" x 11'1" (4.52m x 3.38m)

An excellent range of white fronted wall and base units including cupboards and drawers, granite worktops and matching breakfast bar, underset sink and mixer taps, integrated appliances including double oven and induction hob and hood above, dishwasher, washing machine and two fridges, pelmet lighting, double glazed window to rear and stable type door, LED ceiling lighting, radiator in cabinet, walk in pantry.



### FIRST FLOOR

With oak staircase and balustrade to :-

#### GALLERY STYLE LANDING

Loft access.

#### BEDROOM ONE

14'7" x 11'7" (4.44m x 3.53m)



Including wardrobes narrowing to 8'8" (2.64m) Built in wardrobes with sliding doors, radiator, double glazed window to rear, ceiling cornice.

#### EN-SUITE SHOWER

Shower cubicle, low flush w.c., vanity wash basin with cupboard under, chrome heated towel rail.

#### BEDROOM TWO

12'3" x 12' (3.73m x 3.66m)

Double glazed window to front, radiator, ceiling cornice.



#### BEDROOM THREE

13'x 8'8" (3.96m x 2.64m)

Excluding wardrobes, double glazed window to rear, radiator, built in wardrobes.

#### BEDROOM FOUR

12'x 8'10" (3.66m x 2.69m)

Double glazed window to front, radiator, ceiling cornice.

#### BATHROOM

9'10" x 9' (3m x 2.74m) overall

Tiled walls and four piece white suite comprising panelled bath, pedestal wash basin, low flush w.c, shower cubicle, double glazed window, heated towel rail.



### TOTHE OUTSIDE

Block paved driveway to front and side providing off road parking for four vehicles.

#### DETACHED GARAGE

20'10" x 9'5" (6.35m x 2.87m)

Having up and over door, light, power and water laid on. Personnel side door.

#### GARDEN

Lawned garden to front with shaped borders and rockery, a low stone boundary wall. Enclosed and private rear garden laid mainly to lawn with patio and stepping stones, screening hedging, garden shed to side.



#### 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