

BEDROOM THREE

17' 8" x 8' 6" (5.4m x 2.6m)  
With double glazed window to rear and window to side, radiator, walk-in wardrobe/cupboard, T.V. aerial.

SHOWER ROOM

Modern white suite comprising low flush w.c., pedestal wash basin, walk in shower cubicle with tiled walls, wood effect laminate floor tile, double glazed UPVC window to side, LED ceiling spotlights.

TO THE OUTSIDE

"Teide" is accessed via a private tarmac drive serving only a handful of properties. Block paved driveway parking to front serving access to :-

INTEGRAL DOUBLE GARAGE

17' 8" x 15' 1" (5.4m x 4.6m)  
With electric roller door, double glazed window to side, fitted wall and base units with inset sink unit, space and plumbing for automatic washing machine and tumble dryer.

GARDENS

Enclosed gardens set behind wrought iron fencing to front. Steps to the side lead to a further hardstanding paved area ideal space for storing potted plants. Flagged steps extend down the side of the property revealing a generous lawned rear garden with deep and well stocked borders to the perimeter, established trees and hedging. The rear garden is south facing and benefits from an open aspect over adjoining farmland with far reaching views over the A58 onto rolling countryside beyond.



COUNCIL TAX

Band G (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 February 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		






Collingham ~ Teide, Harewood Road, LS22 5BY

A most unique and genuinely spacious three /four bedroom detached property of generous proportions, skillfully set into the landscape and arranged over two floors revealing far reaching views over towards Collingham village and adjoining countryside. An internal inspection is recommended to appreciate the light and spacious accommodation on offer.

- Three/four good size double bedrooms
- Master having en-suite bathroom
- Two generous reception rooms
- Kitchen dining room
- Sun lounge with views to rear
- Driveway parking, integral double garage

£725,000 PRICE REGION FOR THE FREEHOLD





2/3 Recep 4 Beds 2 Baths 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**

From Wetherby proceeding along the A58 towards Leeds, entering Collingham. Turn right at the crossing lights along Harewood Road. Passing the sports club travel up the hill and Teide is the fifth house past Hastings Way located behind Lynthwaite.



**THE PROPERTY**

Offered to the open market for the first time in over 35 years, this exceptionally spacious family home which has been skillfully extended over the years now reveals approximately 2000 sq ft of living space plus garage. The accommodation would now benefit from cosmetic updates/improvements to personal requirements, yet boasts far reaching elevated views to the rear. The property benefits from double glazed windows and doors, gas fired central heating. In further detail giving approximate dimensions comprises:-

**ENTRANCE PORCH**

Set behind wrought iron gate, glazed front door revealing access to :-

**LARGE HALLWAY**

With decorative ceiling cornice, dado rail, radiator, staircase to lower ground floor, loft access hatch. Door to garage.

**CLOAKROOM W.C.**

Comprising low flush w.c., pedestal wash basin, tiled walls, double glazed UPVC window to side elevation.

**KITCHEN DINING ROOM**

20' 8" x 10' 2" (6.3m x 3.1m) A lovely light space with two double glazed windows to front elevation and a further window to side with space for dining table and chairs, T.V. aerial, decorative ceiling cornice, double radiator.

Kitchen area comprising white gloss wall and base units, cupboards and drawers, laminate work top with inset one and a quarter stainless steel sink unit, double cooker with electric hob and extractor hood above, tiled splashback, space for fridge freezer, dishwasher, ceiling spotlights.



**LOUNGE**

20' 8" x 12' 1" (6.3m x 3.7m) With impressive stone chimney breast, large double glazed UPVC window to side elevation revealing elevated views in an easterly direction over towards Collingham, T.V. aerial, two double radiators, telephone point, sliding internal doors to sun lounge.



**SUN LOUNGE**

20' 0" x 10' 9" (6.1m x 3.3m) Flooded with an abundance of light, having double glazed windows to side and rear elevation along with three generous sky lights, attractive exposed stone wall, tiled floor covering, two double radiators, T.V. aerial.



**SITTING ROOM / BEDROOM FOUR**

19' 8" x 11' 5" (6m x 3.5m) A comfortable sitting room with gas fire, decorative wooden surround with inset marble matching hearth, double radiator, T.V. aerial, double glazed sliding doors leading out to substantial south facing roof terrace with wrought iron railings creating an ideal vantage point for enjoying the open aspect and countryside views to rear.



**HOUSE BATHROOM**

8' 6" x 7' 10" (2.6m x 2.4m) With panelled bath, low flush w.c., pedestal wash basin, tiled walls and tile effect vinyl floor covering, UPVC double glazed window to side, ceiling spotlights, extractor fan, airing cupboard housing insulated water tank.

**LOWER GROUND FLOOR**

**HALLWAY**

With radiator, useful understairs storage cupboards, doorway to rear lobby and external single door, boiler cupboard.

**BEDROOM ONE**

20' 2" x 10' 11" (6.17m x 3.35m) A most spacious double bedroom with fitted bedroom furniture to two sides, two double glazed windows to rear elevation and single window to side, T.V. aerial, radiator, decorative ceiling cornice. Internal door leading to :-



**EN-SUITE BATHROOM**

12' 9" x 5' 6" (3.9m x 1.7m) A white suite comprising low flush w.c., vanity wash basin with cupboards beneath, chrome ladder effect heated towel rail, step up to tiled bath with part tiled walls surrounding, shower above, ceiling spotlights, window to side, access to useful under house storage.

**BEDROOM TWO**

18' 0" x 11' 1" (5.5m x 3.4m) Dual aspect having double glazed windows to side and rear elevation, built in double wardrobe, decorative ceiling cornice, radiator, T.V. aerial.

