

fenced perimeter, outside water tap.



COUNCIL TAX

Band E (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

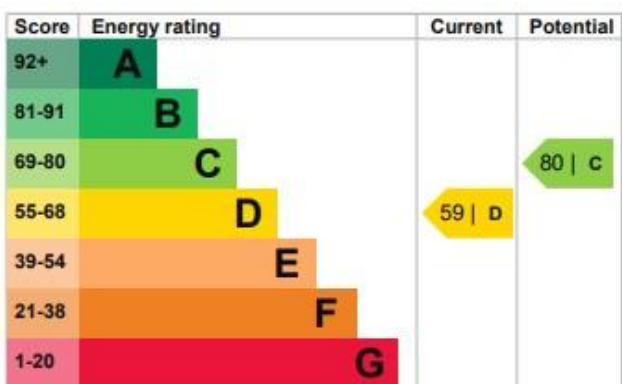
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for 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 February 2022



Collingham ~ 3 Kingfisher Reach, LS22 5LX

An exciting opportunity to acquire this modernised and much improved family home enjoying an excellent position within this highly sought-after village only minutes walking distance to local primary school and village amenities. Early viewing advised to avoid disappointment.

- Modern four bedroom detached house
- Open plan kitchen diner
- Generous conservatory extension
- Master bedroom with en-suite shower
- Tastefully decorated throughout
- Driveway parking and single garage



£500,000 PRICE REGION FOR THE FREEHOLD

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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CHARTERED SURVEYORS
ESTATE AGENTS
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sales@rentonandparr.co.uk
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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 towards Leeds along the A58 entering Collingham village. Turn right past the pelican crossing into Harewood Road, second right into Linton Road and third left to Kingfisher Reach and immediately left again, where the property is identified by a Renton & Parr for sale board.

THE PROPERTY

Having undergone a programme of improvements and modernisation by the current owners the property now reveals comfortable family accommodation with fantastic open plan kitchen diner which flows into a generous sun lounge to rear. The accommodation benefits from gas fired central heating, double glazed UPVC windows and doors and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

With access gained via modern composite UPVC front door, wood effect laminate flooring that flows throughout the majority of the downstairs accommodation, single radiator, decorative ceiling cornice, returned staircase to first floor with useful understairs storage cupboard.

DOWNSTAIRS W.C.

Modern white suite comprising low flush w.c., pedestal wash basin with tiled splashback, anthracite ladder effect heated towel rail, double glazed UPVC window to front, LED ceiling spotlight.

OPEN PLAN KITCHEN DINER

20'11" x 9'10" (6.4m x 3m)

A fantastic space with a well equipped kitchen and comfortable dining area.

The kitchen comprises a range of wall and base units, cupboards and drawers, block laminate worktops with tiled up-stand and splashback, large inset stainless steel sink unit with mixer tap, integrated cooker with four ring gas hob and extractor hood above, space for dishwasher, integrated fridge and freezer. With double glazed UPVC window to rear, LED ceiling spotlights, worktop overhang creating breakfast bar with pendant lighting above, space

for dining table and chairs with LED ceiling spotlights. Large opening that flows through into :-



SUN LOUNGE

13'5" x 9'2" (4.1m x 2.8m)

With double glazed UPVC windows to all sides, glazed single door leading to rear garden, two double radiators, T.V. aerial. Internal door leading to integral garage.



LOUNGE

13'9" x 13'5" (4.2m x 4.1m) (into the bay)

A lovely light room benefiting from dual aspect with double glazed UPVC windows to side and generous walk-in bay window to front elevation, double radiator, attractive fireplace with "living flame" coal effect gas fire, wooden surround and mantle with marble inset and hearth, decorative ceiling cornice, dado rail, T.V. aerial.



FIRST FLOOR

LANDING AREA

With loft access hatch, airing cupboard with copper clad insulated water tank.

BEDROOM ONE

11'9" x 11'9" (3.6m x 3.6m)

A lovely light double bedroom with dual aspect having double glazed UPVC windows to front and side elevation. A pair of built in wardrobes to one side, single radiator, internal door leading to :-



EN-SUITE SHOWER ROOM

A modern white suite comprising low flush w.c., vanity wash basin with drawers beneath, corner shower cubicle with attractive Aqua panelling, double glazed UPVC

window to side elevation, LED ceiling spotlights, extractor fan, chrome ladder effect heated towel rail.

BEDROOM TWO

9'10" x 9'6" (3m x 2.9m)

With double glazed UPVC window to rear elevation, radiator beneath, built in double wardrobe.

BEDROOM THREE

9'6" x 8'2" (2.9m x 2.5m)

With double glazed UPVC window to rear, radiator beneath with eaves storage.

HOUSE BATHROOM

A modern white suite comprising low flush w.c., vanity wash basin with cupboard and drawers beneath, panelled bath with shower over, part tiled walls, ladder effect heated towel rail, LED ceiling spotlights, extractor fan.



BEDROOM FOUR / NURSERY

11'5" x 7'2" (3.5m x 2.2m)

With double glazed UPVC window to front elevation, radiator beneath, built in wardrobes.

TO THE OUTSIDE

Block paved driveway to front providing comfortable parking for two vehicles and serving access to :-

INTEGRAL GARAGE

17'0" x 8'2" (5.2m x 2.5m)

With electric up and over door, light and power laid on, personnel door to rear leading to sun lounge.

GARDENS

A neat parcel of lawn to front with stone flagged path to the side, handgate revealing rear garden comprising generous stone flagged patio area with immediate access off the sun lounge and extending down the right hand side of the garden catching the afternoon sun. Shaped lawn with border to one side with a variety of bushes and shrubs,