1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order.

2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property.

3. You should not rely on anything stated verbally by any member of Feather Smailes Scales LLP staff unless we confirm the matter in writing.

4. All illustrations are for identification purposes only and are not to scale.

5. Measurements are taken in imperial to the nearest three inches.

6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph.

7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and all other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not.
18 Bishopdale Drive, Collingham, LS22 5LP

£249,950

A well presented two bedroom detached bungalow, in good decorative order, benefiting from gas fired central heating and uPVC sealed unit double glazing. The bungalow offers well proportioned accommodation, with a delightful enclosed garden to the rear, which has been designed and professionally landscaped for ease of maintenance.

There are three reception rooms, including the conservatory, which opens out onto the garden, a quality fitted kitchen with integrated appliances, two bedrooms and quality bathroom. There is ample parking to the front of the bungalow for numerous vehicles and a single garage.

Bishopdale Drive is situated off the Harewood Road, in the popular and conveniently placed village of Collingham. The village supports an excellent array of amenities, which cater for most daily needs. For those requiring a wider range of services and amenities, the town centre of Wetherby and city of Leeds are within closing driving distance, and well served by an excellent public transport system. Also nearby are delightful countryside walks, down by the river towards the village of Linton. The location therefore offers the unusual benefit of peace and quiet, without isolation.

The accommodation in further detail comprises:

**GROUND FLOOR**

**Entrance Porch**
UPVC frosted glazed entry door and windows to the front and side.

**Entrance Hall**
Multi paned inner door, ceiling cornicing and large cloaks cupboard. Access to the partly boarded roof space via a pull down loft ladder.

**Sitting Room**
17' x 11' (5.18m x 3.35m)
Window to the front, marble fire surround, with matching hearth housing the coal effect electric fire. Television and telephone points and ceiling cornicing.

**Dining Room**
10'3 x 8'3 (3.12m x 2.51m)
Multi paned double doors open onto the conservatory, television and telephone points.

**Conservatory**
11'1 x 7' (3.38m x 2.13m)
Double doors opening onto the garden, glazed to three sides and television point.

**Kitchen**
10'6 x 7'8 (3.20m x 2.34m)
Fitted with a range of base cupboards and drawers, with work surfaces and splashbacks over. There are further wall mounted units, single drainer sink unit, with mixer tap. Integrated appliances include, electric double oven and gas hob with extractor hood over, dishwasher, plumbing for a washing machine. Window and half frosted glazed door to the rear, wall mounted gas central heating boiler and television point.

**Bedroom One**
11'10 x 10'8 (3.61m x 3.25m)
Window to the rear, fitted wardrobes providing extensive hanging and shelving, television and telephone points.

**Bedroom Two**
9'7 x 8'3 (2.92m x 2.51m)
Window to the front, fitted wardrobes providing extensive hanging and shelving and television point.

**Bathroom**
7'5 x 6'2 (2.26m x 1.88m)
Fitted with a white suite, comprising bath, with Aqualisa shower over, wash hand basin set into a vanity unit and low level WC with concealed cistern, chrome heated towel rail and frosted window to the front.

**OUTSIDE**
To the front of the property is a block paved and tarmac driveway and parking space, with specimen trees and bushes. To the rear is an enclosed paved garden, with fencing ensuring excellent privacy and security. External water tap.

**Garage**
16'10 x 8'3 (5.13m x 2.51m)
Up and over entry door, personal door to the side, connected with power and light.

**TENURE**
Freehold.

**SERVICES**
All mains services are connected to the property.

**Directions**
From the Market Place in Wetherby, head south. Turn right over the bridge to the roundabout. Turn right and proceed into the village of Collingham. Take the right hand turn, signposted to Harewood. Bishopdale Drive will be seen as a right hand turn.