

### BEDROOM FIVE

10'10" x 9' (3.3m x 2.74m)

With double glazed window to front elevation, radiator beneath, T.V. aerial.

### TO THE OUTSIDE

To the front, the property benefits from a gently sloping tarmac drive providing off-street parking for multiple vehicles and serving access to :-

### DETACHED DOUBLE GARAGE

17'7" x 16'6" (5.36m x 5.03m)

With manual up and over door, light and power laid on. Double glazed window to front.

### GARDENS

The rear gardens have been imaginatively landscaped and terraced to create an attractive versatile garden space. With a generous stone flagged patio area with direct access off the kitchen diner. Steps leading up to two separate hard standing level areas, ideal for outdoor dining and entertaining, beyond which a fairly level shaped lawn with deep well-stocked borders boasting a variety of bushes and trees, mature hedging to the perimeter affording a good degree of privacy. Vegetable plots and chicken run to side, beyond which a generous greenhouse and further garden store.



### HOME OFFICE

15'2" x 10'3" (4.62m x 3.12m)

A fantastic addition providing either comfortable office space or gymnasium with light and power along with electric heating, double glazed windows and bi-fold patio doors to front revealing a delightful outlook over garden and elevated views over the Wharfe towards Linton village.

### 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 January 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Collingham ~ Riverdale, 9 Langwith Valley Road, LS22 5DH

A substantial five bedroom detached family home extended over the years revealing genuinely spacious living accommodation and boasting a superb modern living family kitchen/diner. Enjoying an elevated position on this exclusive cul-de-sac location, with delightful views and the benefit of Riparian fishing rights.

- Five-bedroom detached family home
- Excellent location with elevated views
- Part ownership of private woodland and Riparian fishing rights on the River Wharfe
- Master bedroom with en-suite shower
- Skilfully landscaped gardens to rear
- Superb garden office/gym
- No onward chain



**2 Recep 5 Beds 2 Baths 1 En-suite**

**£825,000** PRICE REGION

### MISREPRESENTATION ACT

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## 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 bear right at the pelican crossing into Harewood Road. Towards the top of the hill turn right into Upper Langwith and straight across the crossroads into Langwith Valley Road continue to the end of the road and the property is on your left hand side identified by a Renton & Parr for sale board.

### THE PROPERTY

A substantial five bedroom detached family home boasting approximately 2195 sq ft of living accommodation. Occupying a quiet elevated position on this prime residential neighbourhood noted for its individual high quality properties, situated approximately half a mile away from the centre of Collingham village.

An additional feature of the property is the 1/9th share of private woodland and Riparian rights for fishing and boating along the river bank.

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

### GROUND FLOOR

#### FRONT PORCH

With composite front door, glazed panel, two windows to side, internal doorway leading to :-

#### RECEPTION HALL

16'4" x 16' (4.98m x 4.88m) overall

A lovely light space with wood effect laminate floor covering with staircase to first floor, double glazed UPVC window to front, double radiator beneath, telephone point.

Double internal doors leading to :-

#### LOUNGE

22'6" x 11'5" (6.86m x 3.48m)

With double glazed window to front elevation revealing delightful elevated views over towards Linton, double radiator beneath, wood burning stove with stone surround and matching hearth, two further double glazed windows

to side elevation, wall lights, decorative ceiling cornice, T.V. aerial, UPVC sliding patio doors to rear.



#### CLOAKROOM / W.C.

8'8" x 8'9" (2.64m x 2.67m)

With double glazed window to front elevation, radiator beneath, fitted white suite comprising low flush w.c., pedestal wash basin with tiled splashback, fitted storage cupboard to one side, ample hanging space, internal door leading to :-

#### STUDY

15'6" x 7'9" (4.72m x 2.36m) plus door recess

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

#### LIVING KITCHEN/DINER

20' x 19'5" (6.1m x 5.92m) overall

#### KITCHEN AREA

21'8" x 9'8" (6.6m x 2.95m)



Recently fitted with a comprehensive range of wall and base units, cupboards and drawers, attractive white granite work surfaces with matching up-stand and splashback, Range Master cooker with six ring gas hob with extractor hood above, space for American style fridge freezer, AEG microwave oven, impressive central island with contrasting base units, granite worktops, inset sink unit

with mixer tap, integrated dishwasher. A stylish contrasting worktop overhang creating breakfast bar, LED ceiling spotlights, two large ceiling pendants, double radiator, modern floor tiles that flow seamlessly through a large opening into adjacent :-

#### LIVING/DINING AREA

20' x 11'4" (6.1m x 3.45m) Narrowing to 7'10" (2.39m)

With ample space for dining table and chairs, three double radiators, double glazed UPVC windows to side and rear elevation, two Velux windows, double and single doors leading out to rear patio.



#### UTILITY

With fitted wall and base units, laminate work tops, inset sink unit with mixer tap, space and plumbing for automatic washing machine, dishwasher and additional fridge freezer, double glazed window to rear and single door to side. Wall mounted Vaillant gas boiler and pressurised system to side, double radiator.

### FIRST FLOOR

#### MASTER BEDROOM

17'9" x 15'9" (5.41m x 4.8m)

A light and spacious bedroom with tall ceilings, double glazed window to rear aspect along with double glazed Juliette balcony doors, double radiator, ample space for wardrobes to two sides, ceiling spotlights, additional radiator, internal door leading to :-



#### EN-SUITE SHOWER

Walk-in shower cubicle with attractive wall tiles, wall mounted shower fittings, vanity wash basin with cupboards beneath, tiled splashback, white low flush w.c., chrome ladder effect heated towel rail, double glazed window to front elevation, LED ceiling spotlights, extractor fan.



#### BEDROOM TWO

12'10" x 11'5" (3.91m x 3.48m)

With double glazed windows to rear elevation, radiator beneath, fitted wardrobes to one side, dressing table, T.V. aerial.



#### HOUSE BATHROOM

A white suite comprising corner bath, white low flush w.c., pedestal wash basin, walk-in shower cubicle with wall mounted shower fittings, double shaver socket, tiled walls and floor tiles, single radiator, double glazed window to front elevation, chrome ladder effect heated towel rail.

#### BEDROOM THREE

11'5" x 8'9" (3.48m x 2.67m)

Double glazed window to front elevation, radiator beneath, decorative ceiling cornice.

#### BEDROOM FOUR

12'1" x 9'6" (3.68m x 2.9m)

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

