

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

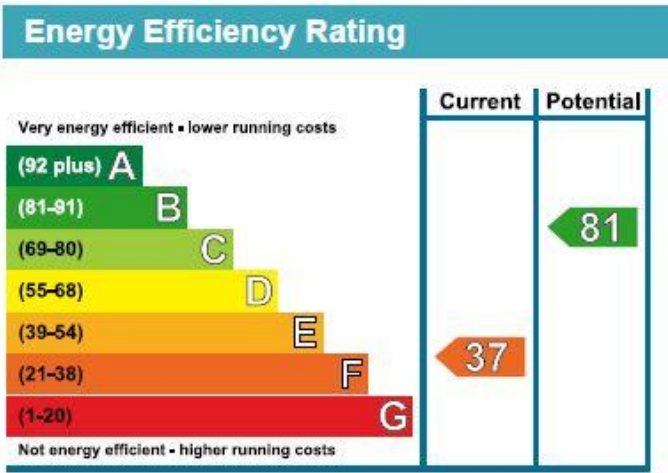
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for 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 May 2017



Collingham ~ The Old Surgery, 4 Station Lane, LS22 5BP

An attractive part stone and rendered chalet bungalow occupying a corner position within level walking distance of local shops, buses and doctors surgery. Providing 3 bedrooms with further potential to create an additional bedroom at first floor, subject to consents.

- Deceptively spacious accommodation
- Lounge, dining kitchen
- Two ground bedrooms, bedroom 3/study to first floor
- No upward chain
- Detached garage and pleasant gardens
- Gas fired central heating and replacement double glazed windows

£325,000 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.
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

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 proceed towards Collingham along the A58 Leeds road. At the pelican crossing bear right into Harewood Road and Station Lane is the first turning 200 yards on your right hand side. The property is then identified on the right hand side by a Renton & Parr for sale board.

**THE PROPERTY**

An attractive part stone and rendered detached chalet bungalow occupying a quiet corner position with pleasant gardens to front and side.



Providing scope for cosmetic modernisation or further enlargement at first floor, subject to planning consent, the accommodation in further detail giving approximate room sizes comprises :-

**GROUND FLOOR**

**ENTRANCE HALL**

Radiator.

**CLOAKROOM**

Low flush w.c., wash hand basin, tiled splashback, double glazed window, radiator.

**INNER HALL**

Double radiator, staircase to first floor, cloaks cupboard.

**LOUNGE**

20' 6" x 13' 7" (6.25m x 4.14m)

Double glazed replacement windows to two sides, ceiling cornice, electric fire, T.V. point.



**DINING KITCHEN**

19' 8" x 8' 8" (5.99m x 2.64m)

Kitchen area comprising range of wall and base units including cupboards and drawers, work surfaces with tiled splashbacks, stainless steel sink unit with mixer taps, double oven, hob with hood above, double glazed windows to two sides. Side entrance door, two radiators, plumbed for automatic washing machine.



**BEDROOM ONE**

13' 6" x 10' 4" (4.11m x 3.15m)

Double glazed windows to two sides, radiator.

**BEDROOM TWO**

11' 2" x 8' 10" (3.4m x 2.69m)

With double glazed windows to two sides, radiator.



**SHOWER ROOM**

Tiled walls and floor, three piece suite comprising shower cubicle, pedestal wash basin, low flush w.c., chrome heated towel rail, two double glazed windows.

**ON THE FIRST FLOOR**

**BEDROOM THREE/STUDY**

13' 8" x 12' (4.17m x 3.66m) overall

Including stairs with Velux double glazed window, radiator.



**LARGE WALK-IN AIRING CUPBOARD**

13' 0" x 3' 6" (3.96m x 1.07m)

With lagged cylinder and immersion heater, Stelrad gas fired central heating boiler and programmer, door gives walk in access to :-

Further part boarded roof space area with ample space for

further accommodation, subject to obtaining necessary planning consents etc.

**FURTHER PART BOARDED ROOF SPACE AREA**

15' x 13' (4.57m x 3.96m)

Further part boarded roof space area with ample space for further accommodation, subject to obtaining necessary planning consents etc.

**TO THE OUTSIDE**

Driveway to the side gives access to :-

**DETACHED GARAGE**

17' 6" x 11' 2" (5.33m x 3.4m)

Having up and over door, electric light and power installed. Personal side door.

**GARDENS**

Pleasant mature gardens to front comprising shaped lawn with well stocked borders, with a wealth of specimen shrubs and trees, side vegetable garden, outside water tap and lighting.



**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,