



**TENURE**  
Freehold

**COUNCIL TAX**  
Band G (from internet enquiry)

**SERVICES**  
We understand mains water, electricity, gas and drainage are connected.

**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 November 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Collingham ~ Derryquay, Wetherby Road, LS22 5AY

### \*Attention developers and home owners alike \*

Derryquay is a truly unique family home that needs to be viewed to fully appreciate the space and tremendous potential on offer, with lateral accommodation of approx 3,000sqft. Boasting a generous and private garden creating the perfect setting for an outdoor swimming pool.

**£895,000** PRICE REGION

- **\*PRICED TO SELL\*** This spacious detached bungalow offers tremendous potential for further development (STP)
- Fantastic opportunity to update and modernise to personal preference
- Peaceful setting with views over abutting farm land
- Three generous double bedrooms, two with en-suite facility
- Impressive house bathroom
- 25 ft living room with study room off
- Breakfast kitchen with separate dining room
- Large plot with private gardens to three sides and outdoor heated swimming pool

2 3 3

#### 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.
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**Renton & Parr**

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*Premium*

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## Property Description

Derryquay is a truly unique detached property of generous proportions revealing approx 3,000sqft of lateral living accommodation with tremendous potential for further development and the creation of a second floor, subject to necessary consents. The accommodation which would now benefit from cosmetic updates to personal preference is fitted with gas fired central heating, double glazed windows and in further detail comprises:-

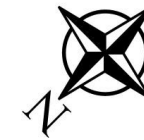
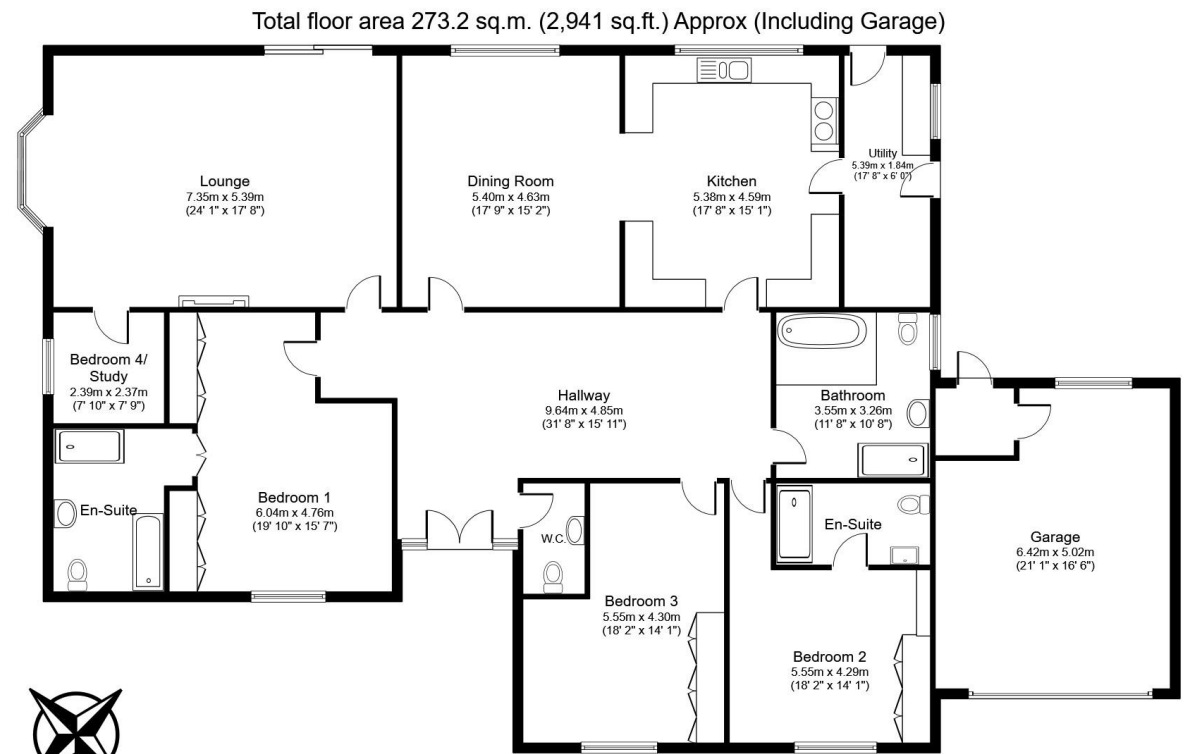
To the ground floor, upon entering through double hardwood doors the ground floor opens into a grand reception hallway, spanning approx 30ft and designed as a welcoming area with ample space for a table, chairs and relaxation. Finished with elegant wall and floor tiles, decorative ceiling cornice and a convenient guest WC. The lounge is a most spacious room measuring 25ft (into the bay) revealing delightful views over the lawned gardens and fields beyond. Sliding patio doors provide seamless access to the garden and the outdoor heated swimming pool. Adjacent to the lounge, a comfortable study provides a quiet workspace complete with necessary data points.

There is an additional reception room, presently used as a music room, which could also serve as a dining area leading into the spacious breakfast kitchen. The kitchen is well-equipped with a comprehensive range of wall and base units, cupboards and drawers, as well as ample space for a breakfast table and chairs. Off the kitchen a utility with space and plumbing for white goods, doors out to the rear garden and swimming pool, for convenience.

The principal bedroom is a generous double with floor to ceiling fitted wardrobes along one wall, accompanied by matching dressing table and drawers. Double internal doors open to a fantastic en-suite bathroom, which includes a Jacuzzi bath and separate shower cubicle. Bedroom Two also features floor to ceiling fitted furniture and its own en-suite, complete with travertine wall and floor tiles and a spacious double shower cubicle. Bedroom Three, another double room with fitted wardrobes, is served by a spacious house bathroom that features an impressive, tiled bath with steps leading up to it, separate shower cubicle and a stylish white suite.

To the outside, a comfortable gravel driveway provides parking for multiple vehicles and serves the double garage which houses the gas boiler. The enclosed gardens surround the property on all three sides and an exposed rock along the rear boundary and mature hedging further enhance the seclusion, creating an ideal setting for the outdoor swimming pool. Together with patio area, perfect for entertaining and outdoor relaxation. E.V. charging point.

Quietly located at the top of a private lane off Wetherby Road and surrounded by open countryside, an early viewing is advised to avoid disappointment.



NOT TO SCALE For layout guidance only

