



TENURE

Freehold.

COUNCIL TAX

Band B (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 December 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Collingham ~ 19 Garth End, LS22 5BH

This two-bedroom semi-detached home is offered to the open market with the benefit of no onward chain, located on this popular street conveniently placed just minute's walk from village amenities. Now in need of modernisation to personal tastes it presents an exciting opportunity for first time buyers or investors alike.

- Two bedroom semi-detached
- Popular location on minute's walk to village amenities
- Breakfast kitchen
- Living room
- Low maintenance rear courtyard
- In need of modernisation and cosmetic improvements
- Well maintained gardens to front and back
- Ideal first-time buyer or investment property
- No onward chain

£250,000 PRICE REGION



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

Property Description

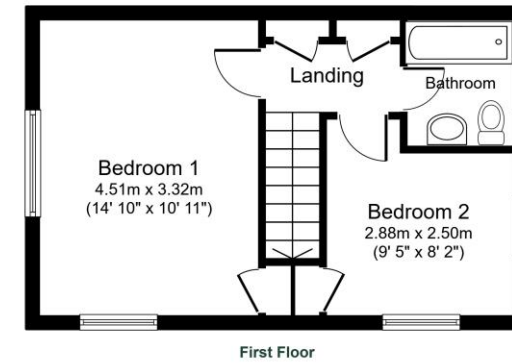
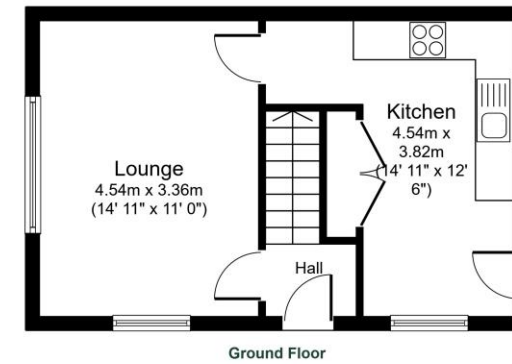
Offered to the market with no onward chain, this charming two-bedroom semi-detached property is an ideal choice for first time buyers or those looking to downsize. Conveniently situated just minutes' walk from the local surgery, shops, bars, and restaurants. While it would benefit from cosmetic modernisation throughout, it presents a fantastic opportunity to create your perfect home. The accommodation which benefits from gas fired central heating and double glazed windows in further detail comprises:-

To the ground floor, side entrance door opens into a hallway with stairs leading to the first floor. From here, a doorway provides access to the living room, a bright and airy space with double glazed windows to the front and side elevation. The room features an electric fire with a polished stone inset and hearth, complemented by a decorative surround and mantle.

The breakfast kitchen is generously sized and a functional space, fitted with a range of wall and base units, laminate worktops, tiled splashbacks and matching windowsill. It includes an integrated oven with grill, ceramic hob along with space and plumbing for washing machine and fridge freezer. A modern wall mounted Worcester Bosch gas boiler provides heating and hot water throughout the property. The kitchen also benefits from a useful understairs storage cupboard and ample room for a breakfast table and chairs. With window to the side and a single door providing access to the rear garden.

To the first floor, landing area with loft access hatch and two handy storage cupboards. The principal bedroom is a good-sized double, located at the front of the property it enjoys a dual aspect with double glazed windows to the front and side elevations and includes a built-in storage cupboard. The second bedroom, slightly smaller yet still capable of accommodating a double bed offers views over the well-maintained rear garden and also includes a built in wardrobe.

Both bedrooms are served by a house bathroom fitted with a white suite comprising bath with shower attachment, pedestal wash hand basin and a low flush W.C.



NOT TO SCALE For layout guidance only

