



1 Tern Park, Collingham, Wetherby LS22 5LY
£439,950 | Freehold

maxwell hodgson
estate agents

A delightful 4 bedroom detached property situated in a quiet cul de sac in the highly sought after village of Collingham on the edge of Linton. The well presented and much improved accommodation benefits from a substantial extension across the rear to create a light and airy garden room adjoining the dining room and separate study ideal for those working from home. PVCu double glazing, deep skirtings and architraves throughout and solid wood floors to the main living areas are some of the key features.

On the ground floor there is a further sitting room and a quality bespoke refitted breakfast kitchen with granite work tops and an adjoining utility room. The generously sized main bedroom has built in wardrobes and an en-suite shower room, there are 3 further bedrooms and house bathroom. Enclosed south facing gardens and garage complete this ideal family home which is within easy walking distance of excellent primary schooling, village amenities, woodlands & river walks. It is also ideally placed for A1/M1 access. Early viewing highly recommended
EPC Band D

Entrance Hall

Part glazed front entrance door, under stairs storage cupboard. Solid oak floor with inset coir mat. Radiator, stairs off to first floor.

WC

Vanity wash hand basin with double storage beneath, WC, part tiled walls, radiator. Obscure glazed PVCu window to front.

Sitting Room

Limestone fireplace and hearth with living flame effect gas fire. Angled PVCu bay window to front . 2 further PVCu windows to side. Radiator, coved ceiling.

Dining Room

Solid wood floor, radiator, coved ceiling. Open to

Garden Room

Solid wood floor, radiator, 2 Velux windows inset ceiling downlights. Bifold PVCu doors opening to rear garden and double French PVCu doors opening to side.

Study

Radiator, PVCu window to rear. Velux window, inset ceiling downlights.

Kitchen

Recently refitted with an excellent range of base and wall units and soft close drawers complemented by quality star galaxy granite work surfaces and upstands with moulded drainer, inset one and a quarter bowl sink and drainer. CDA double electric oven and 5 ring gas hob , stainless steel extractor fan, integrated dishwasher, fridge and freezer and wine cooler. PVCu window to rear. Arch to:

Utility Room

Base and wall units to match the kitchen, rolled edge work surfaces inset stainless steel sink and drainer. Wall mounted Ideal Classic gas central heating boiler. plumbing and space for washing machine and space for tumble dryer.

First Floor Landing

Loft access. Airing cupboard housing the hot water cylinder.

Bedroom One

Two double built in wardrobe cupboards. Radiator, PVCu window to front and side.

En-Suite Shower Room

Shower enclosure, pedestal wash hand, WC. Obscure glazed PVCu window to side. Radiator.

Bedroom Two

Double built in wardrobe cupboard. Radiator, laminate floor, PVCu window overlooking the rear garden.



Bedroom Three

Eaves storage cupboard. Radiator, laminate floor, PVCu window overlooking the rear garden.

Bedroom Four

Radiator. PVCu window to front.

Bathroom

White three piece suite comprising bath with shower attachment over, pedestal wash hand basin and WC. Part tiled walls, radiator, obscure glazed PVCu window to rear. Extractor fan.

Outside

Garage

Up and over door to front, power and light.

Rear Garden

The gardens to the rear are south facing and enjoy a pleasant and private aspect and are enclosed with secure gated access to the front. Two patio areas and generous lawns with gravel and shrub borders. Outside tap and two outside power points.

Front Garden

Easily managed lawns to both sides of the block paved double width drive. Established shrub bed to front.

Council Tax

We understand the property is in council tax band E

Services

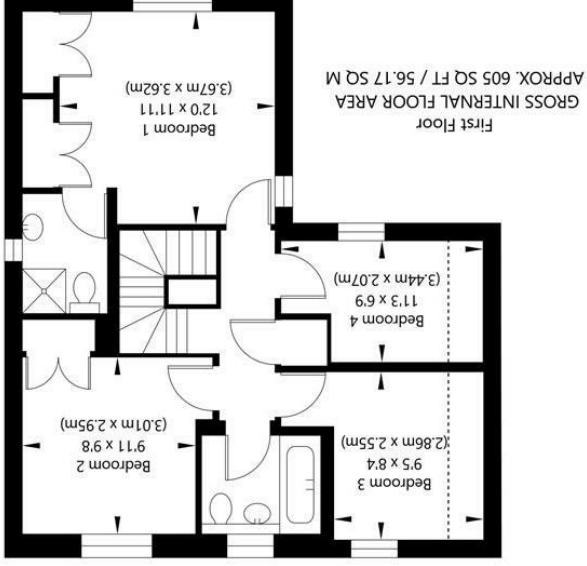
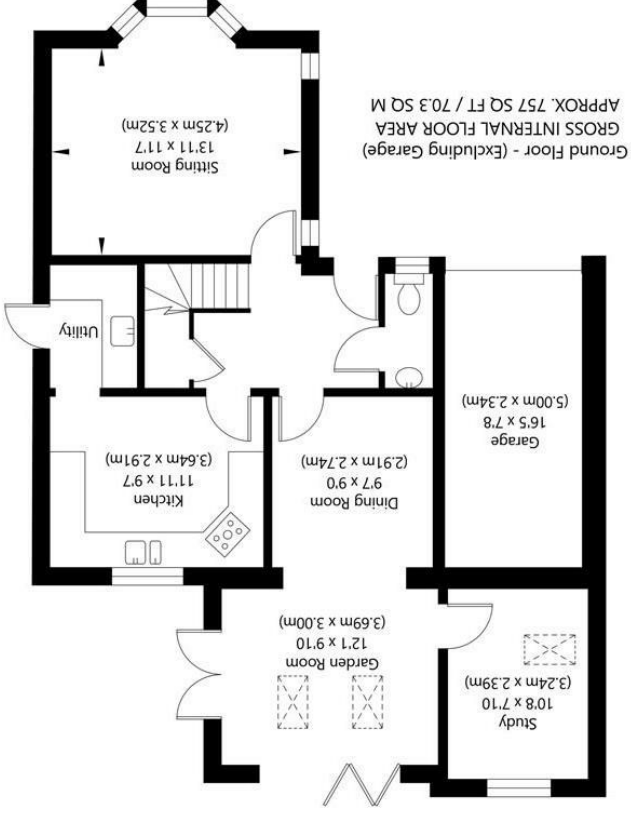
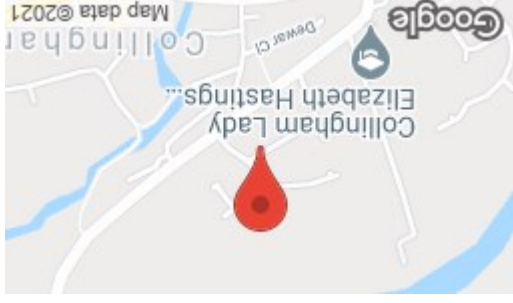
All mains services connected.





Directions

Leave Wetherby via the A58. On entering Collingham bear right in the centre of the village onto Harewood Road (A659). Turn right onto Linton Road opposite the cricket ground and then second left into Kingfisher Reach. Take the first left into Tern Park and the property is on the left recognised by the for sale board



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1362 SQ FT / 126.47 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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