



## Beck Lane, Collingham, Wetherby, LS22 5BW

- FOUR BEDROOM DETACHED BUNGALOW
- STUNNING REAR GARDENS
- NO ONWARD CHAIN
- BEAUTIFUL AND TRANQUIL SETTING
- IN NEED OF MODERNISATION
- EPC RATING C / COUNCIL TAX BAND F

**Asking Price £525,000**



# Beck Lane, Collingham, Wetherby, LS22 5BW

## DESCRIPTION

Hunters Wetherby are excited to release to the market a spacious detached bungalow which was built by the current owners over 40 years ago and offers the right new owners an opportunity to make your own.

Discover this unique detached four bedroom bungalow, occupying a delightful position adjoining woodland in a private setting between Collingham and Linton and within walking distance of local amenities catering for all your daily needs with picturesque walks alongside the River Wharfe.

As you approach the property the natural surroundings set a lovely relaxed tone. The property was built by the current owners and is approximately over 1,400 SQ FT.

On entering into the property you are welcomed a large reception hallway which leads into a reception/dining room on a split level with tilt and turn doors and windows to the rear and side which allow natural light to flood the space.

The accommodation includes four generously sized double bedrooms. The master bedroom has a ensuite shower room and there's also a well-appointed main bathroom for added convenience. The interiors are in need of modernisation however the roof was replaced in the last 2 years and the boiler replaced in 2019. The kitchen has a window to the front and side external door.

Outside, the large plot wraps around the home and includes a stream running to the rear of the property, the rear of the property benefits from a paved patio — perfect for enjoying sunny days or hosting casual get-togethers and has mature shrub and tree borders for privacy. A “22,1” detached garage and ample parking add to the property's practical appeal.

Collingham offers a wide range of amenities including renowned junior school, medical centre, church shops, public house and restaurant. The market town of Wetherby is a short drive away and the village is also ideally placed for ease of access onto the A1 linking with the regions motorway network.

This is a lovely home with space to grow, relax, and enjoy a slower pace of life in a truly scenic setting.





# Beck Lane, Collingham, Wetherby, LS22

Approximate Area = 1431 sq ft / 132.9 sq m

Garage = 232 sq ft / 21.5 sq m

Total = 1663 sq ft / 154.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hunters Property Group. REF: 1285841

## Viewings

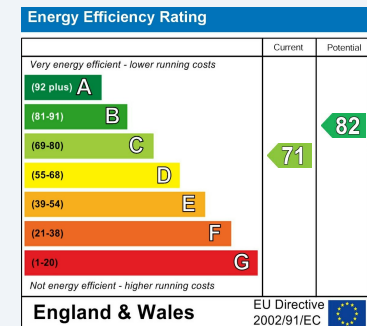
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



5a Market Place Wetherby, LS22 6LQ  
Tel: 01937 588228 Email: [wetherby@hunters.com](mailto:wetherby@hunters.com) <https://www.hunters.com>

