



Brookside, Collingham, Wetherby, LS22 5AL

- TWO BEDROOM END TERRACE HOUSE ON A CORNER PLOT
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF STREET PARKING
- SOUGHT AFTER VILLAGE OF COLLINGHAM
- OFFERED WITH NO ONWARD CHAIN
- EPC RATING- C / COUNCIL TAX- B

£275,000



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DESCRIPTION

Hunters Wetherby are proud to present to market this elegant two bedroom end of terrace house which is offered with no onward chain, in the sought after location of Collingham.

The cleverly designed open plan living space is generously sized and designed with style and practicality. The room features a modern and attractive media wall with units surrounding the TV providing ample storage and brings a central point to the space.

The eye catching kitchen diner is fitted with tiled flooring for easy maintenance. This space consists of a range of shaker style wall and base units, a stainless steel sink and integral appliances such as a dishwasher, freezer, oven and electric hob. These areas combined make for the perfect space to entertain and spend time with family.

Adjacent to the kitchen living diner is the utility room and W/C. The practical utility provides space for a washing machine and dryer as well as providing access to the exterior of the property. The W/C consists of a low level W/C and wash hand basin.

The property boasts a wrap around garden which is predominantly laid to lawn, complemented by a patio area which is ideal for outdoor seating and entertaining.

Graduating up to the first floor of the property which is comprised of two bedrooms and the house bathroom.

Both bedrooms are good sized double rooms that are filled with plenty of natural light as well as providing ample space for extra furniture.

The house bathroom is finished in a sleek, modern design, featuring a built-in bath with shower attachment, a wash hand basin a low level W/C. The heated towel rail adds both practicality and a touch of style to the room.

This property also benefits from loft access with a drop down ladder.

Externally, the property is sat on a corner plot with high hedges enhancing its privacy, this is assisted by the secure double gates. It also benefits from a private tarmac driveway which provides off street parking. A wrap around garden which is predominantly laid to lawn, complemented by a patio area which is ideal for outdoor seating and entertaining.

Collingham is a highly desirable village nestled in the heart of West Yorkshire, just minutes from Wetherby and with excellent access to Leeds, Harrogate, and York. Known for its strong sense of community, picturesque surroundings, and village charm, Collingham offers a range of local amenities including a well-regarded primary school, supermarket, deli, cafes, pub, and a doctor's surgery.



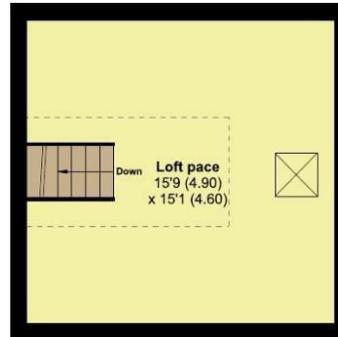


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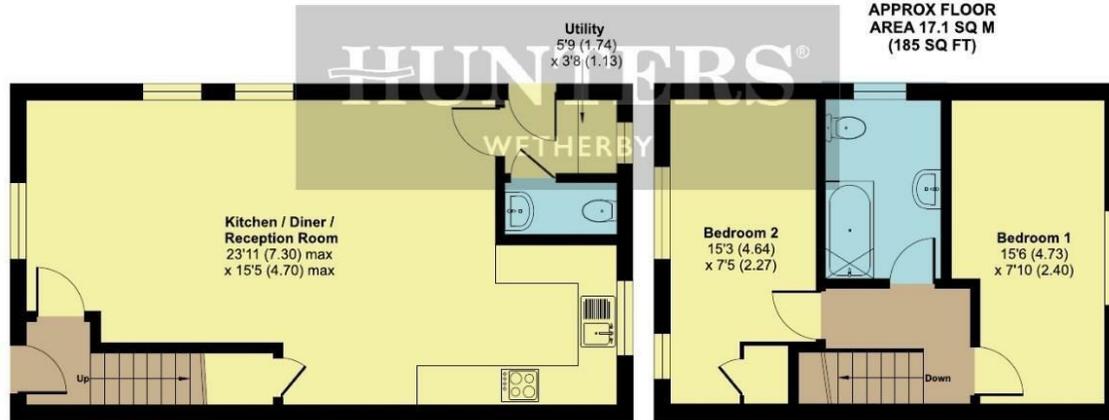
Approximate Area = 992 sq ft / 92.1 sq m
 Limited Use Area(s) = 57 sq ft / 5.2 sq m
 Total = 1049 sq ft / 97.3 sq m
 For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR
 APPROX FLOOR
 AREA 17.1 SQ M
 (185 SQ FT)



GROUND FLOOR
 APPROX FLOOR
 AREA 43.1 SQ M
 (465 SQ FT)

FIRST FLOOR
 APPROX FLOOR
 AREA 31.7 SQ M
 (342 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Hunters Property Group. REF: 1355846

Viewings

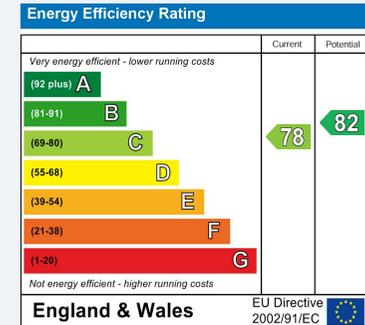
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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