



Hayfield House

29 Jewitt Lane, Collingham, Wetherby LS22 5BB

Offers Over £750,000 | Freehold

maxwell hodgson

estate agents

This stunning stone detached is one of 3 exclusive homes in this prime edge of village location with fabulous views, backing directly onto open countryside. Two receptions plus Amdega orangery and 32' living dining kitchen. and utility room Master bedroom with en-suite shower room , 3 further bedrooms and house bathroom. Double garage with electric up and over door, useful outside store room, southerly facing gardens and fantastic views. Collingham is a much sought after village some 3 miles from the market town of Wetherby and approx 1 mile from the A1. Well served by a range of shops, a sought after primary school and sporting facilities, including a cricket and squash club, the area is also close to a choice of golf courses. Gateways School and The Grammar School at Leeds. Leeds City Centre, Harrogate and York are all within easy travelling distance with major road networks close by.

Entrance Hall

Spacious reception area with stairs leading off to first floor. Recessed halogen downlights, Oak effect laminate floor.

Fitted Cloakroom

White pedestal wash hand basin, low-level wc, part tiled walls, heated ladder style towel rail, recessed halogen downlights, extractor fan. Oak effect laminate floor.

Sitting Room

Attractive feature fire surround with fitted living flame effect gas fire and marble inset and hearth. Two windows to the side and double doors through to

Amdega Orangery

This high quality orangery is a fabulous addition to the property, finished with Lapidia limestone tiled floor with underfloor heating. Sealed unit double glazed roof with programmable ventilation control, double doors to rear garden. Halogen recessed downlights.

Family Room

Approached by double doors from the entrance hall, this is an exceptionally light room courtesy of the floor to ceiling wide French door leading out into the garden and matching full height glazed panels. This room enjoys fabulous views over countryside to the rear.

Breakfast Kitchen/ Family Room

Fully fitted kitchen with an excellent range of cream coloured base and eye level units with concealed lighting, drawers. Granite work surfaces with inset 1 ¼ bowl stainless steel sink unit and ceramic tiled splashbacks. Integrated Bosch dishwasher, Belling range style cooker with double electric oven, gas hob with extractor hood and lighting above. Integrated fridge freezer, laminate oak effect flooring, recessed halogen downlights. Under stairs storage cupboard. The kitchen area is defined by a useful breakfast bar and is open to the family room which provides ideal space for relaxing or entertaining. Windows to side and rear elevations and double doors leading out to the rear garden. TV point, halogen recessed downlights.

Utility Room

Fitted with base cupboards and a single drainer stainless steel sink unit, plumbing for washing machine, gas central heating boiler, useful recessed storage areas and window.

First Floor Landing

Halogen ceiling downlights, airing cupboard housing the hot water cylinder. Loft access.

Bedroom One

A light and airy through room with window to front including PVCu French doors opening to a Juliet balcony with far reaching views over south facing open countryside. Fitted wardrobes and recessed storage cupboards.

Ensuite Shower Room

Fitted with a modern white suite comprising twin wash hand basins in a vanity unit, mirror and shaver socket over. Low flush wc, tiled double walk-in shower enclosure with glass screen, ladder style towel rail, window, halogen ceiling downlights. Laminate floor.

Bedroom Two

PVCu double French doors opening to a Juliet balcony with fabulous views over open countryside, additional window to side.

Bedroom Three

Window to the front, recessed wardrobes.

Bedroom Four

Another exceptionally light room with full height, floor



to ceiling windows with side return enjoying stunning far reaching views over open countryside. Recessed shelved storage cupboard.

House Bathroom

Fitted with a modern white suite comprising vanity unit with wash basin, low flush wc, panelled bath with shower screen and shower above, fully tiled surround, large ladder style towel rail, halogen ceiling downlights, extractor fan. Laminate floor.

Double Garage

Electrically operated entry door, power and light, fitted storage shelves.

Integral Garden Store

Electric light, fitted storage shelves.

Gardens

The south facing rear gardens back directly onto open countryside and the views are unrivalled. The gardens comprise a paved terrace with up lights and steps leading to lawns, shrubbed borders. Two outside power points and external water tap. Play area with bark chippings.

Services

All mains services connected.

Council Tax Band

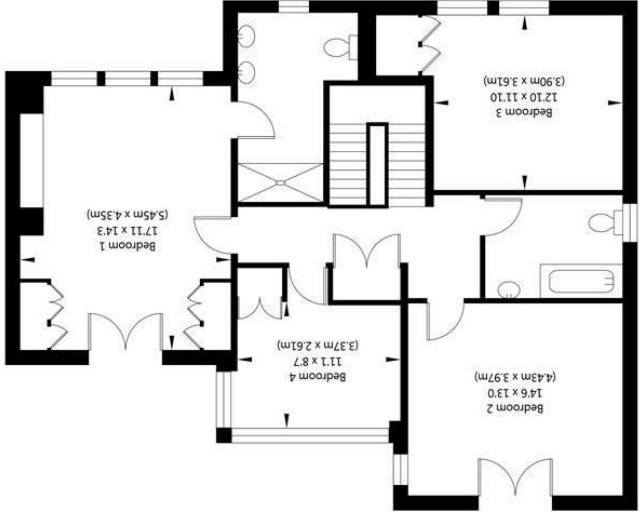
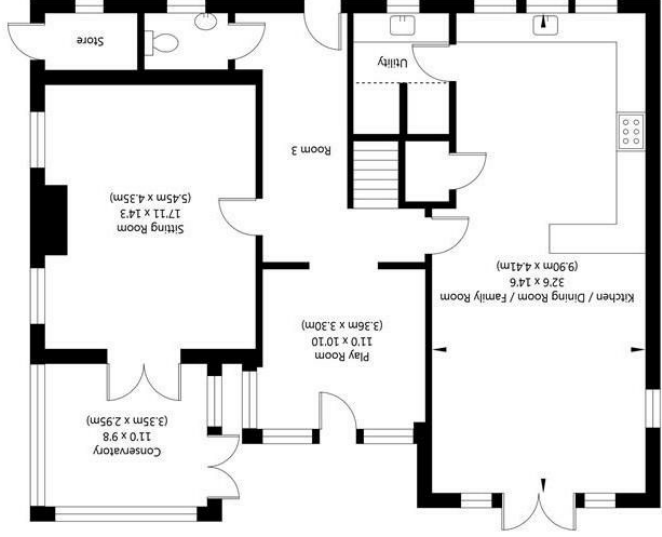
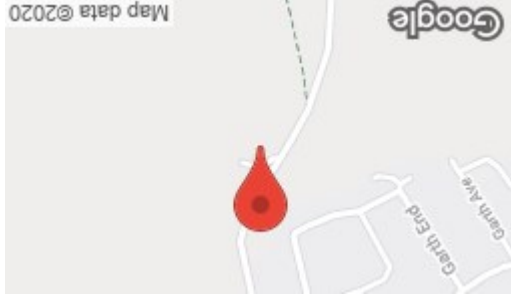
We understand the property is in council tax band G





Directions

Entering Collingham from Wetherby, Jewitt Lane will be found on the left hand side. Continue up to the top of the hill and the property will be found on the left hand side. For Sale Board is erected.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2276 SQ FT / 211.4 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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