



2 Lowcroft, Collingham, Wetherby LS22 5AQ

£675,000 | Freehold

maxwell hodgson

estate agents

This immaculate detached family home with open aspect to the rear is ideally situated within walking distance of amenity, country walks and an excellent primary school. Recently remodelled, extended and refitted by the current owners, the property is presented in superb, ready to move into condition.

PVCu double glazing throughout. Entrance hall, WC, sitting room, separate study and fabulous kitchen dining family room with large utility room off. First floor: bedroom one with walk in wardrobe and en-suite shower room,, two further double wardrobes and house bathroom with bath and separate shower. Large garage, ample driveway and excellent gardens.

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. EPC band D.

Entrance Hall

Part glazed PVCu entrance door. Under stairs storage cupboard. Quality laminate floor. Radiator, inset ceiling downlights. Return staircase off to first floor.

WC

Hidden cistern WC, wash hand basin with vanity storage under, laminate floor, radiator. Obscure glazed PVCu window to side.

Sitting Room

Inset fireplace with wooden mantel, multi fuel burner and black polished granite hearth. PVCu bow window to front, ornate coved ceiling. Two radiators, full height windows and glazed double doors to rear leading into the dining kitchen.

Study

Laminate floor, radiator. PVCu window to front, inset downlights.

Kitchen/ Dining/ Family Room

Recently fitted with an excellent range of high gloss base and wall units with under unit display lighting. Complementary gloss work surfaces with inset sink and drainer and tiled splashbacks. Central island with breakfast bar seating area. Integrated appliances include split level electric oven, hob and filter hood. Dishwasher, fridge/freezer and additional under counter fridge. Laminate floor, radiator. Open to living/ dining area with three Velux windows and bifold doors and two PVCu windows to the rear garden. Two radiators.

Utility Room

An excellent sized laundry room fitted out with base and wall units plus tall larder cupboard housing the gas central heating boiler. Gloss work surfaces with inset one and a quarter bowl stainless steel sink and drainer and tiled splashbacks. Plumbing and space for washing machine and space for dryer. Laminate floor. PVCu door leading out to the rear and door to front porch and driveway.

First Floor

Landing

Half landing with PVCu window to front. Coved ceiling.

Bedroom One

PVCu window with views to rear, radiator. Walk in wardrobe with fitted shelving and hanging space.

En-Suite Shower Room

Corner shower enclosure, vanity wash hand basin with storage drawers and low flush WC. Heated ladder style towel rail, laminate floor. Obscure glazed PVCu window to side.





Bedroom Two

Fitted with an excellent range of built in bedroom furniture including six floor to ceiling wardrobes, central dressing table with inset downlights and double storage cupboard above. Radiator. PVCu window to rear.

Bedroom Three

Radiator, PVCu window to front.

House Bathroom

Recently refitted with four piece suite comprising: Panelled bath,, double shower enclosure, vanity wash hand basin with storage drawers and WC. Tiled floor, fully tiled walls,. Inset ceiling downlights, PVCU obscure glazed window to rear. Loft access, inset downlights.

Outside

Garage

Power and light. Electric up and over door.

Rear Garden

Enjoying a pleasant and private aspect with an open aspect to the rear the gardens are lawned with flower and shrub borders and hedged boundaries. Outside tap. Wrought iron side gate to:

Front Garden and Drive

Paved pathway and ample drive proving for additional car standing space. The property enjoys a wide frontage with lawned gardens and dwarf wall to front boundary.

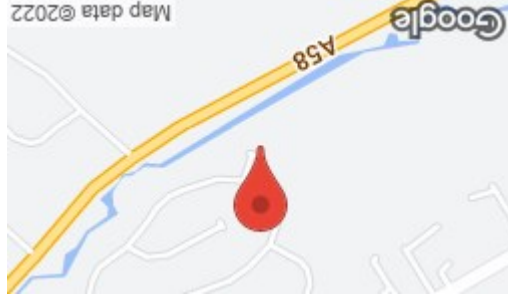
Services

All mains services connected.

Council Tax

The property is in council tax band G.





Leaving Wetherby via the A58 in the direction of Leeds, proceed into Collingham village and through the village centre, staying on the A58. After passing the parade of shops on the left hand side take the second right into Millbeck Green and follow the road round to the left, eventually turning left into Lowcroft where the property can be identified by our for sale

Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2103 SQ FT / 195.3 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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