



Waddington Court, Collingham Wetherby LS22 5FX

welcome to

Waddington Court, Collingham Wetherby

READY TO step on the property ladder? Then this SHARED OWNERSHIP opportunity could be PERFECT for you! Being MODERN & BEAUTIFULLY PRESENTED, this semi detached home offers THREE BEDROOMS which includes a ground floor W.C and a MASTER BEDROOM with an EN-SUITE! Call us to view!



Entrance Hall

Having the entrance door to the front aspect, and stairs to the first floor landing.

Lounge

Having a window to the front aspect, a gas central heating radiator, and an opening to the kitchen.

Dining Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes an oven with a gas hob, matching splash back, and a cooker hood over. Also features a stainless steel sink and drainer, plumbing and space for a washing machine, and space for a fridge freezer. Gas central heating radiator, window to the rear and French doors also to the rear aspect.

W.C

Equipped with a wash hand basin and a w.c, plus a gas central heating radiator.

First Floor

With stairs rising from the ground floor and having a window to the front aspect.

Bedroom Two

Double glazed window to the rear, fitted wardrobes, a built in cupboard, and a gas central heating radiator.

Bedroom Three

Having a double glazed window to the front, and a gas central heating radiator.

House Bathroom

Comprising of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a low level flush w.c. Heated towel rail, and part tiling.

Second Floor

With stairs continuing from the first floor and having access to the master bedroom suite.

Bedroom One

Having a window to the front aspect, a gas central heating radiator, and a door to the en-suite.

En-Suite

Fitted with a shower cubicle, wash hand basin, and a w.c. Skylight window, and a radiator.

Exterior

Externally the property has a generous driveway to the front aspect, with a lawn to the front.

To the rear is a further garden space which is mostly laid to lawn and set within fenced boundaries.



view this property online williamhbrown.co.uk/Property/CGT112156



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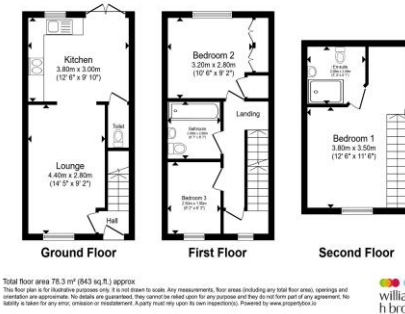
- 25% Shared Ownership
- Semi Detached Home
- Three Bedrooms
- Accommodation Over Three Floors
- Ground Floor W.C

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 107.40

Ground Rent: Ask Agent

£93,750



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 990 years from 18 Nov 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CGT112156 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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