



HOLLY COURT, CRABTREE GREEN, COLLINGHAM LS22 5AB

Wetherby – 3 miles
Leeds – 10 miles
Harrogate – 12 miles
A1 Motorway –

The sale of Holly Court offers a rare opportunity to acquire one of the individual private dwellings on the highly regarded Crabtree Green area of Collingham, on the western edge of the village, adjacent to open greenbelt countryside. An internal inspection is essential to fully appreciate the light and spacious accommodation offering a great deal of flexibility having bedrooms at ground and first floor levels, thereby appealing to different sectors of the market as a result.

Collingham itself is a popular village some 3 miles west of the market town of Wetherby. The village is well served by a variety of shops, restaurants and public house, doctor's surgery, an excellent primary school and a wealth of sporting amenities close by including Wetherby Golf Club. There is ready access onto the region's motorway infrastructure providing easy commuting to principal Yorkshire centres including Leeds, Harrogate and York.

Briefly, the accommodation comprises a reception hall which leads into the central well proportioned sitting room/dining room with bi fold doors opening out into the rear garden and raised terrace. Two sets of double doors provide access into the lovely open plan living/dining kitchen with quality integrated appliances, quartz preparation surfaces and hardwood flooring and access to the rear garden. Further double doors lead into the family room/study which could also serve as a fourth bedroom if required.

AN EXCEPTIONALLY WELL PRESENTED AND SIGNIFICANTLY IMPROVED STONE BUILT DETACHED FAMILY HOME, SET WITHIN DELIGHTFUL MATURE GARDENS AND LOCATED IN ONE OF THE MOST SOUGHT AFTER RESIDENTIAL AREAS ON THE FRINGE OF COLLINGHAM VILLAGE.



Two double bedrooms complete the ground floor accommodation, each with built in wardrobes, and one with a private en suite bathroom. Bedroom two is served by a separate shower room. A second entrance hallway provides internal access to the garage and in turn leads up to the first floor principal bedroom with en suite shower room. There is also a significant loft storage area which could be converted to provide additional accommodation if required.

Outside, the property is approached from two separate driveways, one providing private parking and the second giving access to the double garage with built in utility area. The front garden is well tended with lawn and blossom trees flanked by a paved terrace. The side and rear gardens are completely private and enclosed with raised paved terrace, shaped lawn and well stocked borders.

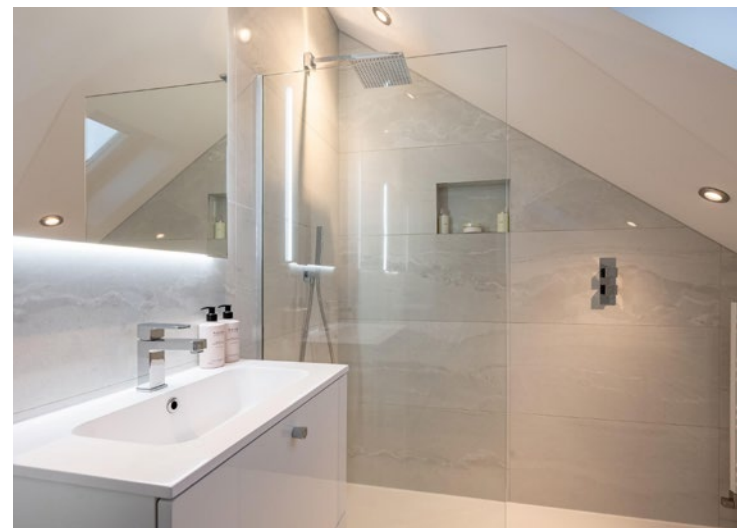
ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

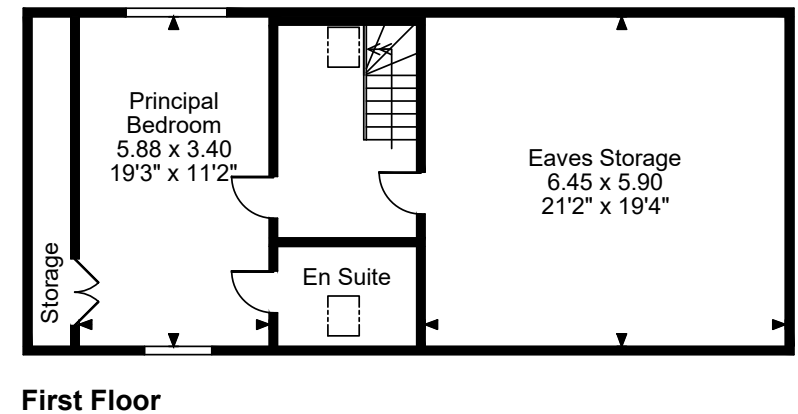
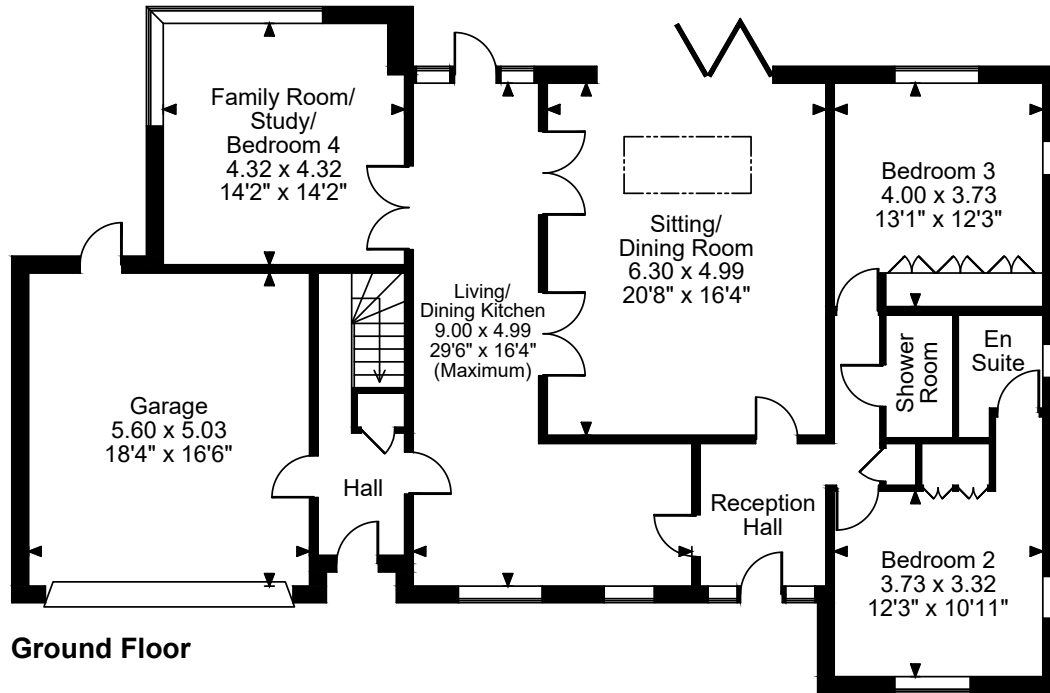
Viewings: Strictly by appointment through the joint selling agents – Carter Jonas 01423 523423 and Furnell Residential 01937 574685.

Directions - LS22 5AB: From the centre of Collingham, travelling on the Wetherby/Leeds Road (A58) in the direction of Leeds, Crabtree Green is the last turning on the left before leaving the village. Take the first turning on the left and as the road bears round to the right Holly Court is approximately 500 yards on the right hand side.





Holly Court, Collingham
Approximate Gross Internal Area
Ground Floor = 1,680 sq ft / 156 sq m
First Floor = 821 sq ft / 76 sq m
Total = 2,501 sq ft / 232 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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