



3 ELMWOOD TERRACE
Collingham, Near Wetherby

Carter Jonas

3 ELMWOOD TERRACE, CHURCH LANE, COLLINGHAM, WEST YORKSHIRE, LS22 5AX

Wetherby – 3 miles
Leeds – 10 miles
Harrogate – 12 miles
A1 Motorway – 1 mile

Collingham 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.

The accommodation, with gas fired central heating installed, briefly comprises a well proportioned living room with fireplace and bay window, fitted dining kitchen with pantry and there is a glazed lobby opening into the rear garden.

At first floor level there are two double bedrooms and a house shower room.

Outside, a pedestrian right of way leads around the rear of the four cottages where a timber hand gate opens into the gravelled, enclosed garden designed for minimum of upkeep. A vehicular access at the end of the short terrace leads to an allocated private parking space for one vehicle.

AN EXCELLENT OPPORTUNITY TO ACQUIRE A CHARMING STONE FRONTED PERIOD TERRACE COTTAGE WITH PRIVATE PARKING AND ENCLOSED GARDEN, LOCATED IN THE HEART OF THE CONSERVATION AREA OF THE SOUGHT AFTER VILLAGE OF COLLINGHAM, IDEAL FOR FIRST TIME BUYERS, RETIREMENT, OR AN INVESTMENT OPPORTUNITY AS A BUY TO LET.



Agents Note: In accordance with The Estate Agent's Act we are obliged to confirm that the vendor is an employee of Carter Jonas.

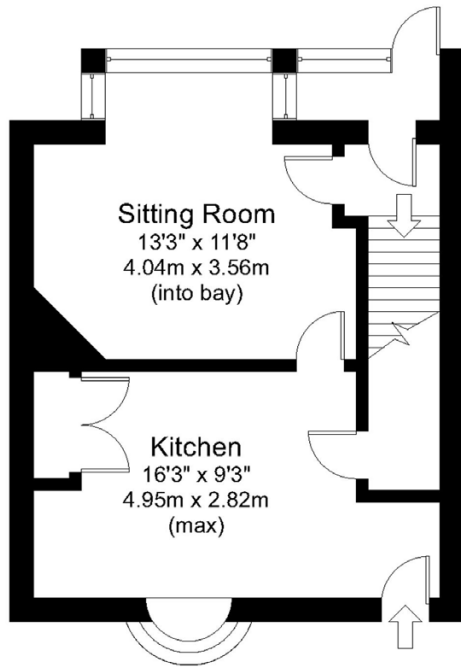
Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Services: We are advised that all mains services are installed.

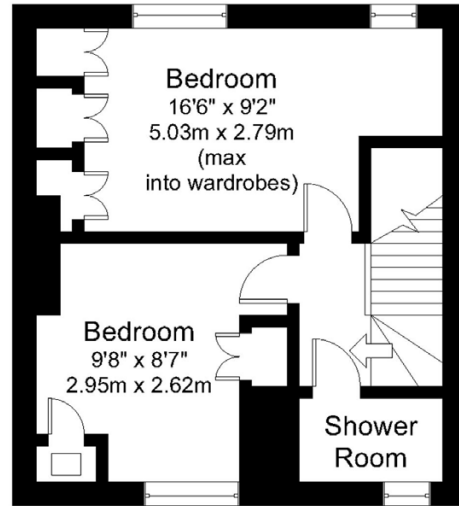
Viewing: By appointment through the selling agents Carter Jonas - 01423 523423.

Directions - LS22 5AX: Travelling from Wetherby towards Leeds on the A58, continue towards the centre of Collingham and take the first turning on the right into Church Lane, immediately after the church. Follow the road around past the tennis courts on the left and the cottage is approximately 100 yards on the right.





Ground Floor



First Floor

Gross internal floor area (approx.): 63.9 sq m (688 sq ft)
Not to Scale. Copyright © Apex Plans.
For illustrative purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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