



4 WATTLE SYKE

Collingham, Near Wetherby

Carter Jonas

4 WATTLE SYKE, COLLINGHAM, LS22 5AZ

AN EXCELLENT OPPORTUNITY TO ACQUIRE A CHARMING STONE BUILT SEMI-DETACHED PERIOD COTTAGE IN NEED OF MODERNISATION WITH GOOD SIZED GARDEN AND THREE OUTBUILDINGS ON THE EDGE OF THIS SOUGHT AFTER VILLAGE, IDEAL FOR A FIRST TIME BUYER OR INVESTMENT OPPORTUNITY.

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 living room with stone fireplace, kitchen with fitted wall and base units and store cupboard, lobby leading to a walk in pantry and a ground floor bathroom with WC. At first floor level there are two bedrooms and a dressing/shower room.

Outside a timber five bar entrance gate opens into a private parking space for one car. To the side of the property there is a good size well stocked cottage garden with three stone outbuildings. There is scope to extend the property into the garden if required subject to obtaining the necessary planning approval.

ADDITIONAL INFORMATION

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.

Viewings: By appointment through the selling agents – Carter Jonas – 01423 523423.

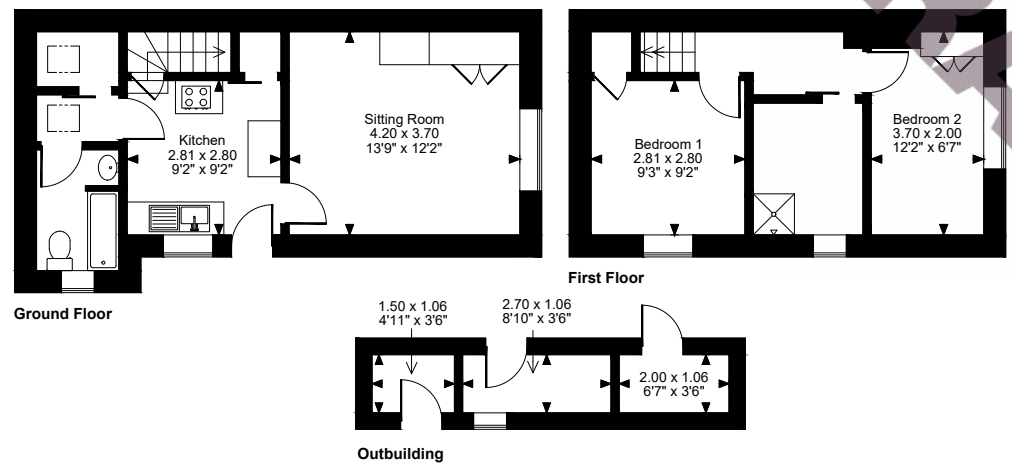
Directions - LS22 5AZ: Travelling from Wetherby towards Leeds on the A58, as you drop down into Collingham, Wattle

Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk
Regent House, 13-15 Albert Street, Harrogate, HG1 1JX



4 Wattle Syke, Collingham
Approximate Gross Internal Area
Main House = 638 sq ft / 59 sq m
Outbuilding = 74 sq ft / 7 sq m
Total = 712 sq ft / 66 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK

IMPORTANT INFORMATION

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