



45 Millbeck Green, Collingham, Wetherby LS22 5AG

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Located within this highly sought after area of Collingham 45 Millbeck Green stands on a wide plot with a double garage and in and out driveway,

Benefitting from gas central heating and PVCu double glazing, the property is spacious and light and having been extended now offers 4 reception rooms on the ground floor to include a separate dining room, study and spacious garden room.

On the first floor there are four bedrooms (two fitted with built in furniture) and family bathroom. The principle bedroom suite has double doors and a balcony, dressing room and bathroom with jacuzzi bath and shower enclosure.

Large double garage and ample in and out driveway. Good sized private gardens to the rear. Ideally situated within walking distance of amenity, country walks and an excellent primary school.

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 Vestibule

Composite part glazed front entrance door. Small paned glazed entrance door to:

Entrance Hall

Radiator, return staircase off to first floor. Under stairs storage cupboard.

WC

Pedestal wash hand basin, low flush WC. Radiator, fully tiled walls, PVCu obscure double glazed window to front.

Study/ Family Room

PVCu double glazed window to side and bow PVCu double glazed window to front. Two radiators.

Sitting Room

PVCu double glazed bow window to front and feature arched PVCu double glazed stained and leaded window to side. Two radiators. Pine fire surround with tiled insets and hearth, living flame effect gas fire. Deep ceiling cornice, dado rail and arched display alcove. Small paned glazed doors to:

Dining Room

PVCu double glazed square bay window to rear. Radiator. Deep ceiling cornice.

Garden Room

Two radiators, PVCu double glazed Victorian style garden room with stained and leaded upper windows and door to garden

Kitchen

Fitted base and wall units including glazed display cupboard and built in wine rack. Rolled edge work surfaces with inset stainless steel sink and drainer, fully tiled walls. Split level double electric oven, hob and extractor hood above. Integrated dishwasher, fridge, freezer and washing machine. PVCu double glazed window to rear and part glazed side entrance door. Inset downlights.

First Floor

Landing

Deep storage cupboard and additional shelved linen cupboard. Access to loft space with pull down ladder.

Bedroom One Suite

Bedroom with built in furniture to include wardrobes, display unit and over bed pelmet and headboard. Storage chest and bedside cabinets to match. Double PVCu doors to balcony overlooking the rear garden.

Dressing Room

Fitted with a further range of wardrobes and dressing table with drawers to match the bedroom.

En-Suite Bathroom

Jacuzzi bath, double shower enclosure, low flush WC and vanity unit with storage and inset wash hand basin. Fully tiled walls. Obscure double glazed window to rear.

Bedroom Two

A spacious and light through room, fitted with built in





wardrobes with high level storage cupboards above and matching bedside cabinets. PVCu double glazed window to front and rear. Radiator.

Bedroom Three

PVCu double glazed window to rear. Radiator. Dado rail.

Bedroom Four

PVCu double glazed window to front. Radiator.

Family Bathroom

Panelled bath, separate corner shower enclosure, low flush WC and vanity unit with storage and inset wash hand basin. Fully tiled walls. Obscure double glazed window to rear. Inset downlights.

Outside

Double Garage

Power and light. Electric up and over door to front. Two water taps.

Front Garden and Drive

This attractive property stands on a wide plot and has the benefit of a generous in and out drive bordered to the front by trees, shrubs and a low ornamental wall. Deep canopy entrance area to garage.

Rear Garden

Paved terrace and gravel bed to lawns with shaped borders, summer house, well stocked with mature shrubs and good privacy. Side path providing a useful bin storage area and gated access to front.

Services

All mains services connected.

Council Tax

The property is in council tax band F



