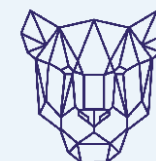




**GUIDE PRICE: £110,000**

Leatham House,  
Wetherby, LS22 6PE



**PANTERA  
PROPERTY**



# Two-bedroom duplex apartment providing on street parking.

Pantera Property offer to the market a spacious two-bedroom duplex apartment, providing on street parking and communal lawned area. The property is perfect for first time buyers or investors. The property is owned on a 125-year lease from 9 September 1991. Ground rent and service charge to be confirmed.

## The property comprises:

### Ground floor

- Hallway
- Kitchen
- Living room providing built in blinds

### First Floor

- Landing providing generous storage cupboard
- Bedroom providing built in wardrobe and built in blinds
- Bedroom providing built in blinds and cupboard
- Bathroom

Conveniently positioned in the sought-after area of Wetherby, the property is within easy level walking distance of this popular market town, providing a wide choice of shops, recreational amenities and schools. The area is rightly popular with those working in Leeds, Harrogate and York, with the nearby A1 providing excellent access to the region's motorway network.

- No onward chain
- Communal lawn area
- Central market town location
- Viewing highly recommended
- Vacant possession
- Ideal for first time buyers or investors



x1



x2



x1

## Additional Information

### Local Authority

Leeds City  
Council

### Council Tax

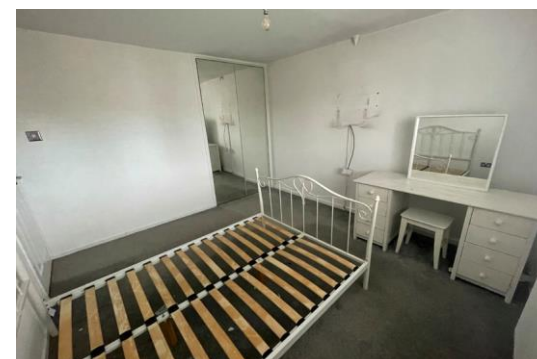
Band = B

### Tenure

Leasehold

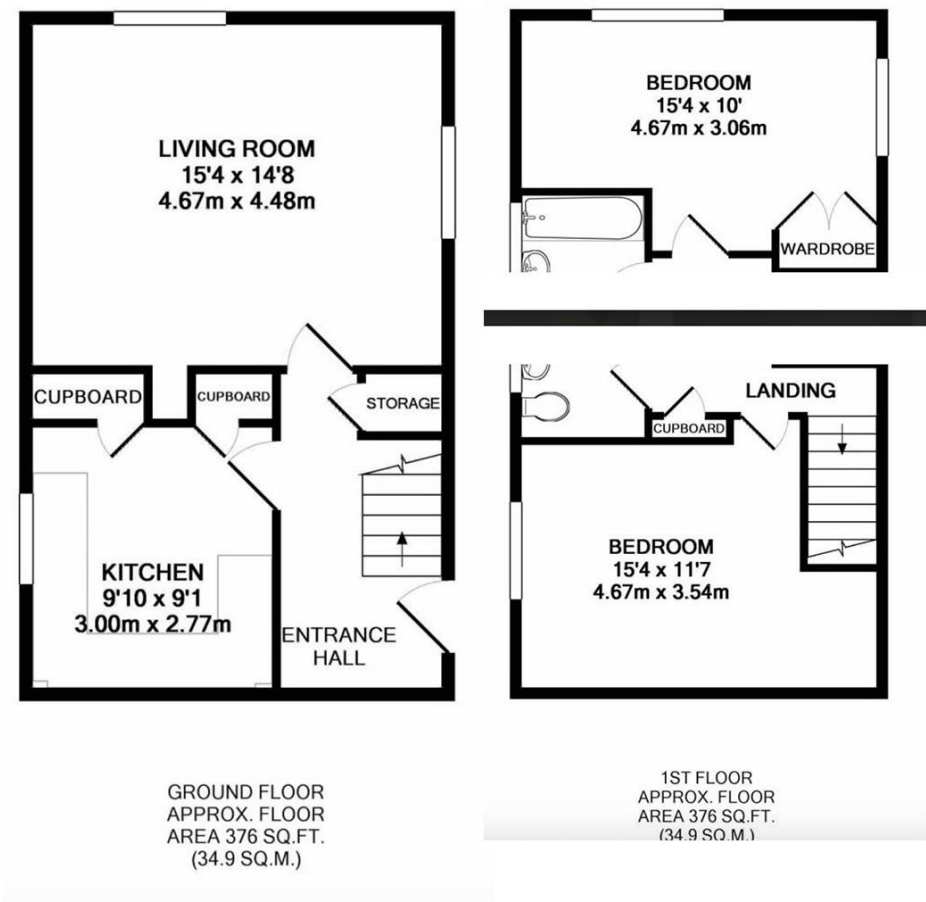
### Size

752 sq ft



# Additional Information

This two-story flat includes two bedrooms, a kitchen and a bathroom, WC and living room all within 752 sq. ft.



## Viewing

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	71 C
39-54	E		
21-38	F		
1-20	G		

Viewing highly recommended, please contact Amy at Pantera Property to arrange at **0330 118 6610**.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or co tract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.