



2 Carpenters House, Westgate, Wetherby, LS22 6BN



# Key Features

- Modern ground floor apartment
- In the heart of Wetherby town centre
- Open plan living/dining kitchen
- Two double bedrooms
- Ensuite shower room with underfloor heating
- Separate luxury bathroom with underfloor heating
- Private garden with patio and lawned area
- Parking space with EV charging point
- Secure entry with intercom and fob
- No onward chain



*A beautiful two bedroom ground floor apartment, with a private garden and parking space, in Wetherby town centre.*





This two bedroom apartment is positioned in a modern development of just six apartments.

A communal entrance, with video intercom and fob, gives access to the apartment with offers a generous reception hallway and oak doors throughout. The open plan living/dining kitchen is a great space for entertaining with double doors leading to the private garden. The kitchen has been fitted with high quality units by Moores and a range of integrated appliances including a Neff dishwasher, induction hob, oven and microwave and Zanussi fridge/freezer and dishwasher.

To the rear of the apartment is a generous double bedroom with double doors leading to the garden, a modern ensuite shower room with Porcelanosa tiling and underfloor heating and a utility cupboard with space and plumbing for a washing machine. There is a second double bedroom and a separate contemporary bathroom, again with Porcelanosa tiling and underfloor heating.

The private south facing lawned garden, with a stone flagged patio, is a wonderful space for outdoor entertaining and the apartment has the benefit of a parking space with electric car charging point and access to a communal bicycle store. There are three visitor parking bays to the front of the development.

The position is idyllic as is located in a discrete location in the very centre of the ever-popular market town of Wetherby. Wetherby offers excellent local amenities, including many independent boutiques and cafes, and is conveniently located with ease of access to Leeds, York, Harrogate and A1M.

We have been advised that there are approximately 996 years remaining on the lease and there is an annual service charge of £1,915.70.

**SERVICES:** We are advised that the property has mains water, electricity, drainage and gas.

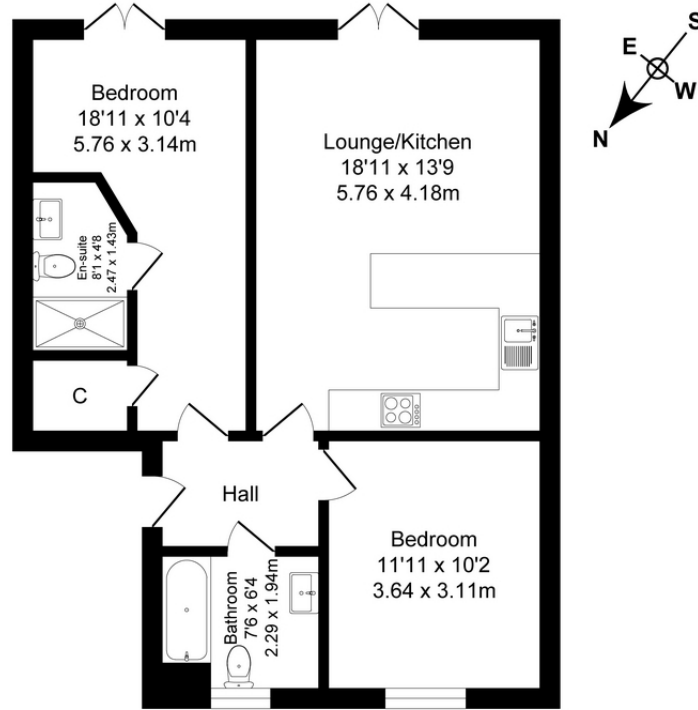
The information in relation to the length of lease, service charge and ground rent has been provided by our vendors. We advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



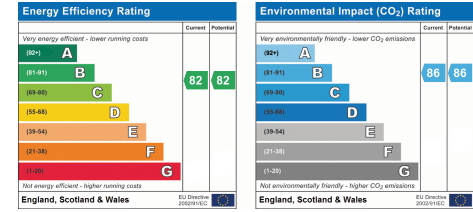
# Carpenters House, Wetherby

## Total Approx. Floor Area 690 Sq.ft. (64.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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**Tenure Type:** Leasehold  
**Council Tax Band:** D  
**Council Authority:** Leeds City Council

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