



Flat 1 Carpenters House, Wetherby, LS22 6BN



Key Features

- Ground floor apartment in central Wetherby
- Private enclosed garden with patio and lawn areas
- Three generous bedrooms
- Stunning open plan living kitchen
- High quality integrated appliances
- Bifolding doors to a private garden
- Ensuite to principal bedroom
- Luxury bathroom
- Private parking space with EV charging point
- No onward chain



A truly stunning three bedroom ground floor apartment, with a private garden and parking space, in the heart of Wetherby town centre.





This three bedroom apartment is positioned in a modern development of just six apartments. A communal entrance, with video intercom and fob access, gives access to the apartment with offers a generous reception hallway and oak doors throughout. The beautiful open plan living/dining kitchen is a great space for entertaining with Bifolding 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 lies a spacious principal double bedroom, complete with a stylish ensuite shower room featuring premium tiling and underfloor heating for added comfort. A utility cupboard near the entrance provides convenient space and plumbing for a washing machine.

The property also offers a second double bedroom and a third versatile bedroom which is ideal as a guest room, home office or nursery. A contemporary family bathroom, finished to the same high standard with underfloor heating, complements the space. Additional hallway storage ensures practicality throughout.

The private 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. The market town of Wetherby supports an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access to the region's motorway network, Leeds, York and Harrogate. There are a good selection of schools, shops, restaurants, bars and supermarkets within walking distance and there are beautiful walks along the river within relatively close proximity.

We have been advised that there are approximately 995 years remaining on the lease and there is an annual service charge of £2,100.66.

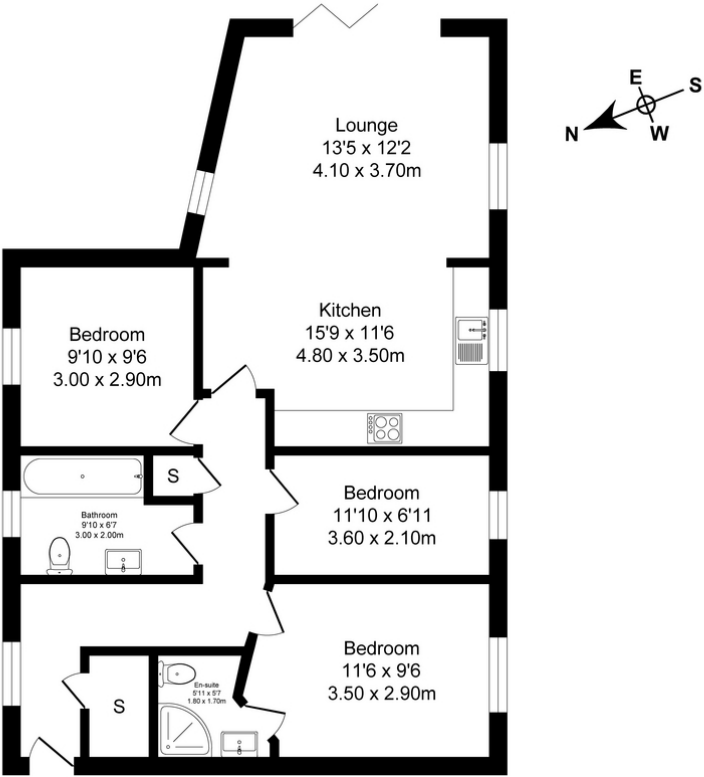
SERVICES: We are advised that the property has mains water, electricity, drainage and gas.

The information in relation to the length of lease, service charge and ground rent has been confirmed 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.



Flat 1 Carpenters House Westgate Wetherby LS22 6BN Total Approx. Floor Area 879 Sq.ft. (81.7 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.



Ground Floor
Approx. Floor
Area 879 Sq.Ft
(81.7 Sq.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	83	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

