



3 Wharfe Grange, Wetherby, LS22 6SS



Key Features

- First floor apartment
- Private entrance with video intercom entry
- Breakfast kitchen with AEG appliances
- Living room with dual aspect windows
- Two double bedrooms
- Modern shower room & additional W.C.
- Single garage with electric door
- Well tended communal grounds
- Within a level walk of Wetherby centre
- No onward chain



A well presented two double bedroom first floor apartment with private access and a single garage, ideally located within a short walk of Wetherby town centre.





Set within a detached building housing just one other apartment, this spacious first-floor home enjoys pleasant views over well maintained communal gardens.

A private entrance with a video intercom system leads to the apartment, where stairs rise to a generous landing area with access to a useful storage cupboard and a boarded loft.

The breakfast kitchen, with dual aspect windows, is fitted with a range of AEG integrated appliances including a dishwasher, fridge/freezer, washer/dryer, electric oven and gas hob. There is space for a dining table and chairs. The living room, also with dual aspect windows, enjoys an abundance of natural light and views to the communal garden.

There are two double bedrooms, one featuring a full wall of fitted wardrobes, together with a modern shower room offering built in storage and a separate guest W.C.

Externally, the communal grounds of Wharfe Grange are beautifully landscaped with mature trees and planting. The property includes a single garage with an electric up and over door and additional parking is available directly in front. All residents benefit from the use of a communal lock up storage room at the side of the garage block.

Situated within Wetherby's conservation area, the apartment enjoys convenient access to the town's excellent range of local amenities including shops, restaurants, bars, supermarkets, and schools. The area also offers picturesque riverside walks and superb transport links to Leeds, York, Harrogate, and the wider motorway network.

The current service charge is £1,184.72 per annum and ground rent is £46.04 per annum. The service charge will be increasing to £1,362.43 per annum from January 2026. We have been advised that there are approximately 969 years remaining on the lease.

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

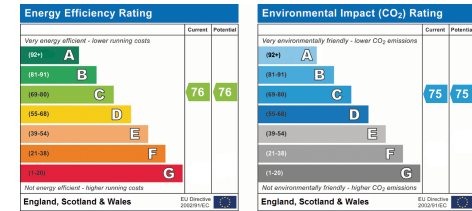
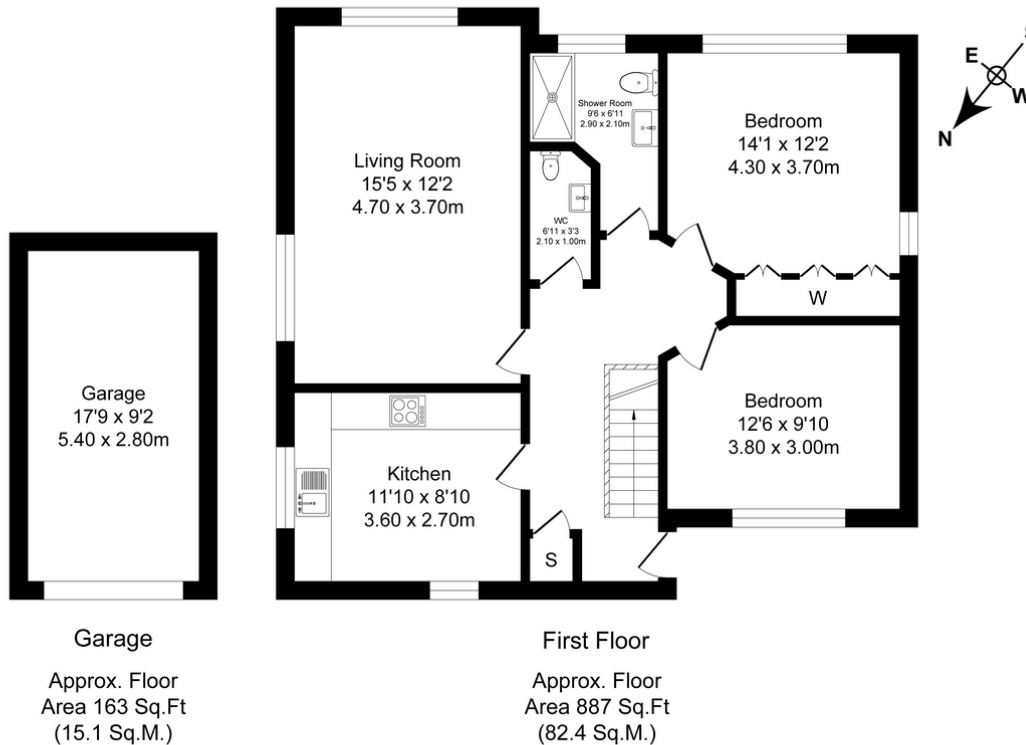
The information in relation to the length of lease, service charge and ground rent has been confirmed by our vendors. We advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



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Total Approx. Floor Area 887 Sq.Ft (82.4 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.



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