



Pentagon Way, Wetherby

- 2 Bedrooms
- Unfurnished with White Goods
- EPC Band B
- Council Tax Band B
- 1st Floor Apartment
- Available Late July
- One Allocated Parking Space

£1,200 Per Calendar Month

Tenure:

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DESCRIPTION

This beautiful apartment is located in the highly desirable recently built "Spofforth Park" Bellway development overlooking the countryside in a peaceful area. Perfect links to Harrogate, and access to all the popular motorway links. This immaculately presented apartment was built in 2019 and is located in front of a lawned area with tree's giving you a spacious open feel.

The building is accessed through a secure communal hallway which leads to this ground floor apartment which compromises spacious entrance/hallway with storage cupboard.

Two light and airy bedrooms decorated in modern colours.

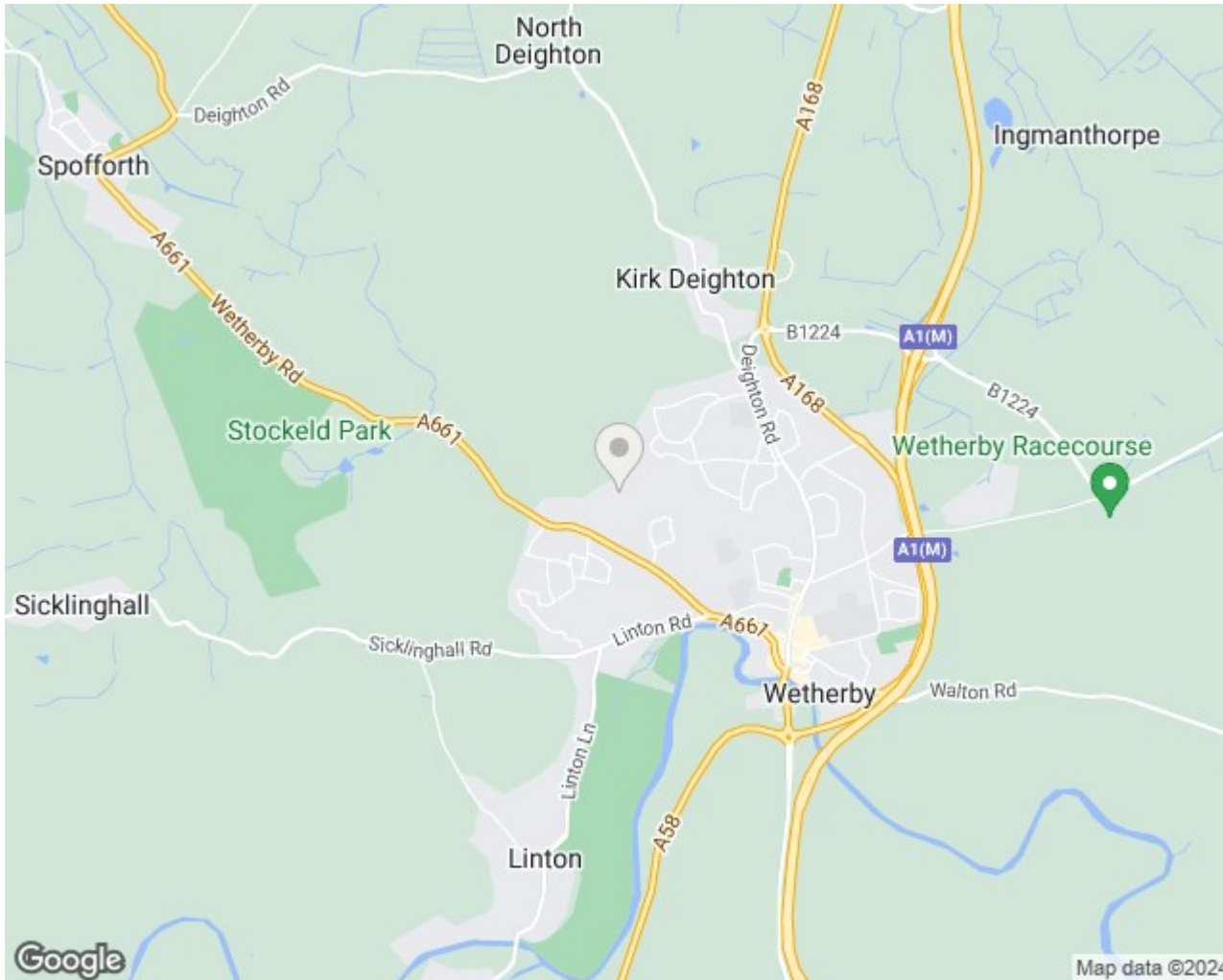
Contemporary grey tiled bathroom with towel rail and shower over bath.

The heart of the home is a very spacious and light open plan living/ dining area with a fully fitted kitchen with washing machine, integrated fridge, freezer, oven and hob, and stylish coil chrome mixer tap.

Communal garden to the front, one allocated off street parking space to the rear.

Available 30th July





Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	85	85	
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588 288 if you wish to arrange a viewing appointment for this property or require further information.

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