



T. 01937 582748
F. 01937 580571

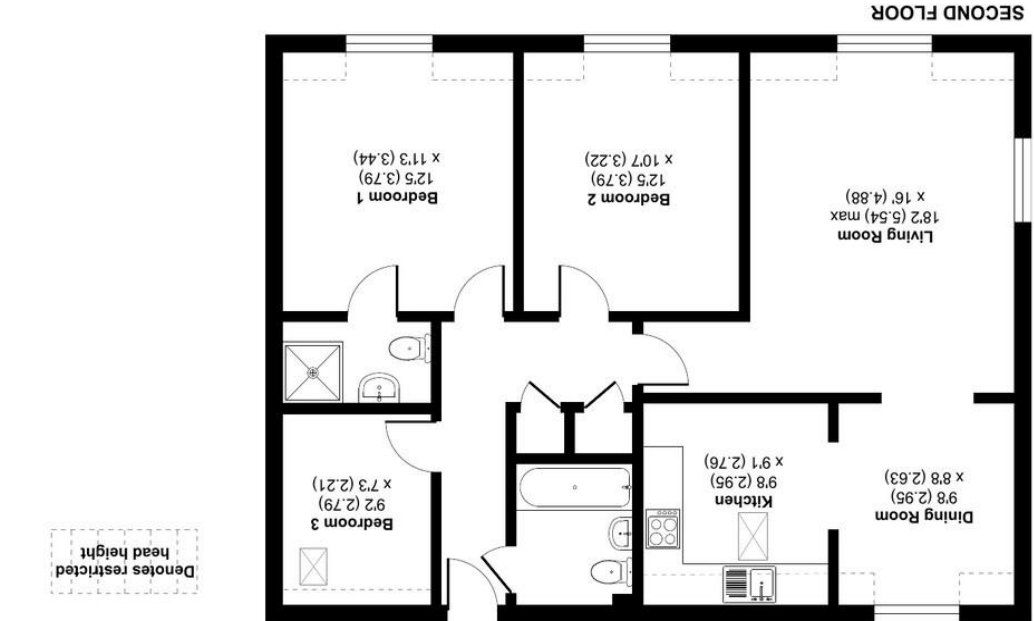
www.thomlinsons.co.uk
office@thomlinsons.co.uk

24 High Street | Wetherby | West Yorkshire | LS22 6LT

Important Notice 1. Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.

%epcGraph_c_1_195_r180%

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, © rickcom 2025.
Incorporating International Property Measurement Standards (IPMS2 Residential), © rickcom 2025.
Produced for Thomlinsons, REF: 1290634



Farriers Court, Wetherby, LS22

Approximate Area = 948 sq ft / 88 sq m
Limited Use Area(s) = 50 sq ft / 4.6 sq m
Total = 1048 sq ft / 97.3 sq m
For identification only - Not to scale



15 Farriers Court, Wetherby



Guide Price £270,000

15 Farriers Court, Wetherby, LS22 6AE

****NEW PRICE**** A three bedroom second floor apartment forming part of this modern development situated within easy walking distance of the town centre and well placed for daily travel into surrounding commercial centres. Entrance Hall, Sitting Room, Dining Room, Breakfast Kitchen, Master Bedroom with En-Suite, Two further Bedrooms, and House Bathroom Communal Gardens.

NO ONWARD CHAIN | THREE BEDROOMS | SPACIOUS | TOWN CENTRE LOCATION | ALLOCATED PARKING | 2nd FLOOR/NO LIFT

SITUATION AND DESCRIPTION

Farriers Court is accessed via remote controlled electric access gates leading to one privately owned parking space and additional visitor carparking. This is a convenient position within walking distance of Wetherby town centre, which offers a wide range of amenities including retail shops, supermarkets, places of worship, schooling for all ages, fitness centre, restaurants and public houses. The nearby A1 and A1/M1 link roads enable easy commuting to the business centres of North and West Yorkshire.

ENTRANCE

communal foyer

Personal Door into:

HALL

with cupboard housing hot water cylinder

HOUSE BATHROOM

part tiled and having panelled bath, low level wc and pedestal wash basin, extractor fan and wall mounted heated towel rail

LOUNGE

13' 0" x 15' 0" (3.96m x 4.57m) window to front and side aspect, electric wall mounted heater and archway to:

DINING AREA

11' 6" x 11' 6" (3.51m x 3.51m) windows to rear and side, wall mounted electric wall heater, archway to:

KITCHEN

11' 6" x 7' 9" (3.51m x 2.36m) having range of wall and floor mounted units with wotops over, integrated oven and ceramic hob, space for fridge freezer, washing machine, window to side

MASTER BEDROOM

11' 6" x 19' 6" (3.51m x 5.94m) with window to rear and wall mounted electric wall heater



EN-SUITE

part tiled and having corner shower cubicle, low level wc and pedestal wash basin, extractor fan, wall mounted electric heated towel rail and window to side

BEDROOM TWO

11' 6" x 10' 7" (3.51m x 3.23m) with window to rear

BEDROOM THREE/STUDY

8' 0" x 7' 0" (2.44m x 2.13m) with velux window



OUTSIDE

Off street parking with one space allocated and communal gardens

COUNCIL TAX BAND D

TENURE

Leasehold. The remainder of a 125 year lease from 2003. Service charge £1380 per annum. Ground rent £150 per annum and buildings insurance £415.42 (all approx) per annum.