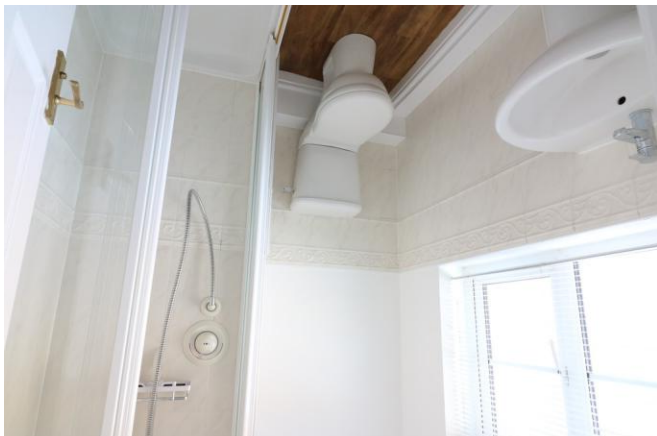
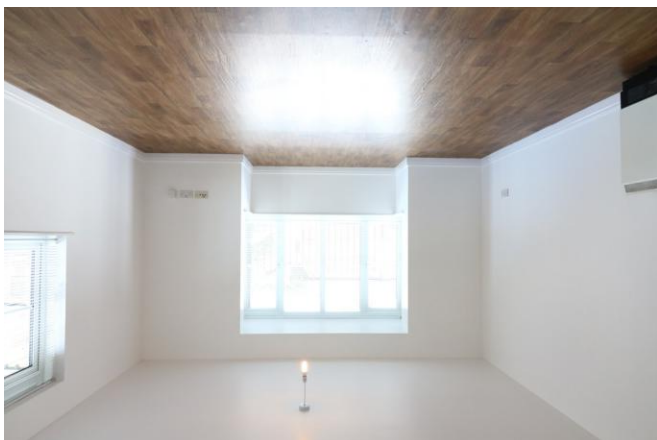




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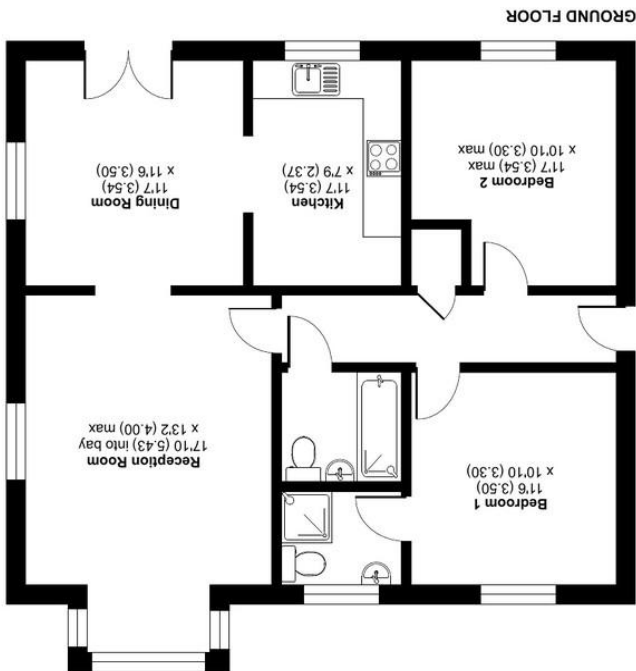
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Important Notice 1. Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © rickcom 2025. Produced for Thomlinsons. REF: 1336226



Approximate Area = 868 sq ft / 80.6 sq m
For identification only - Not to scale

Farriers Court, Wetherby, LS22



1 Farriers Court, Wetherby



Offers Over £245,000

1 Farriers Court, Wetherby, Leeds, LS22 6AE

****NO ONWARD CHAIN**** A rare opportunity to acquire a spacious ground floor two bedroom apartment within walking distance to Wetherby Town Centre. Benefitting from a secure entry system and double glazing the accommodation is accessed via a private reception hall with useful storage cupboard.

GROUND FLOOR | TWO BEDROOMS | NEWLY DECORATED THROUGHOUT | WALKING DISTANCE TO TOWN | READY TO MOVE INTO |

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 HALL

with intercom phone and storage cupboard housing hot water cylinder

LOUNGE/DINING ROOM

Bay window to front aspect, archway to dining area with window to side aspect and French doors to rear, archway into:

KITCHEN/BREAKFAST ROOM

with wall and floor mounted units with worktops over, integrated oven with hob and extractor over, space for washing machine, space for fridge freezer, window to rear aspect

HOUSE BATHROOM

part tiled and having bath with shower over and screen, low level WC and pedestal washbasin, extractor fan wall mounted ladder style heated towel rail



BEDROOM ONE

with window to rear aspect

EN-SUITE SHOWER ROOM

part tiled an having corner shower cubide, pedestal wash basin and low level WC, window to rear.

BEDROOM TWO

with window to front aspect

OUTSIDE

the apartment benefits from allocated parking, communal gardens and visitor parking.

COUNCIL TAX BAND D

