



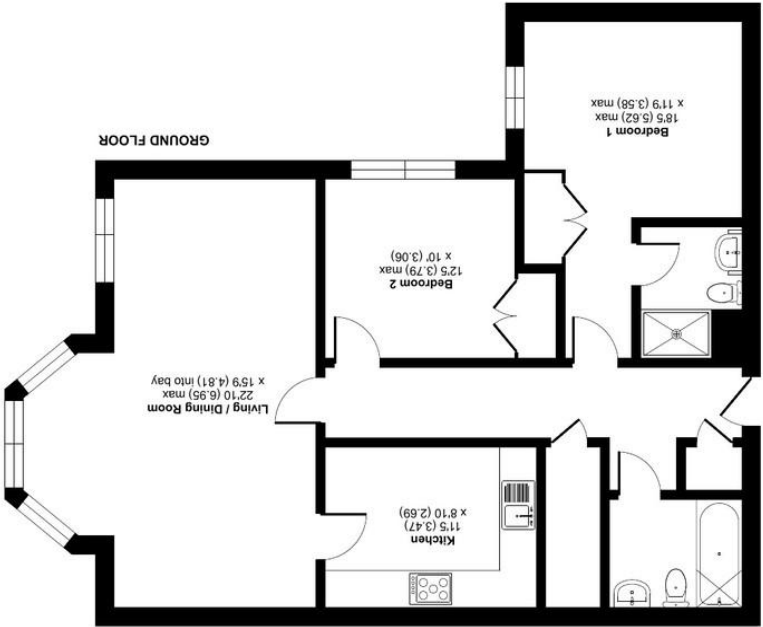
73 Micklethwaite Grove, Wetherby



Micklethwaite Grove, Wetherby, LS22

Approximate Area = 911 sq ft / 84.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © rickcom 2025. REF: 1376775

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£250,000

73 Micklethwaite Grove, Wetherby, LS22 5LA

****NO CHAIN**** A stunning ground floor apartment in this modern development on the edge of Wetherby and offering accommodation as follows: Communal Entrance Hall, Hallway, Living Room, Fully fitted Dining Kitchen, House Bathroom, Two Bedrooms, One with En-suite. Allocated parking.

NO CHAIN | GROUND FLOOR | TWO BEDROOMS | EN-SUITE | PARKING
SITUATION AND DESCRIPTION

The apartment is situated in Micklethwaite Grove, a desirable and quiet development with well-maintained communal gardens, allocated parking and easy access to scenic country walks along the picturesque river Wharfe. The apartment is ideal for those commuting along the A1 and is within easy reach of Harrogate, York and Leeds.

The property benefits from no onward chain and we would highly recommend a viewing.

COMMUNAL ENTRANCE
secure intercom for access

Front door to:
Entrance Hall with security entrance phone and cloaks cupboard

WALK IN STORAGE CUPBOARD
large walk in storage cupboard housing hot water cylinder

LOUNGE/DINING AREA
A spacious and light lounge/dining area with large bay window overlooking the quiet rear garden area, TV point, telephone point, further window to rear aspect

KITCHEN/BREAKFAST ROOM
having tiled floor and range of modern units incorporating granite worktops with cupboards over and under and under counter lighting, Stoves electric range oven with ceramic hob and extractor over, integrated microwave, integrated dishwasher, integrated washing machine, integrated Fridge/Freezer, there is room for a small bistro table and chairs

MASTER BEDROOM
with built in wardrobes, window to side, TV point

EN-SUITE SHOWER ROOM
fully tiled and having suite comprising large walk in shower cubicle, vanity wash hand basin, low level WC and heated towel rail, extractor



BEDROOM TWO
with built in wardrobe, two windows to side aspect

HOUSE BATHROOM
fully tiled and having white suite comprising bath with chrome hand held mixer tap, vanity wash hand basin, low level WC and heated towel rail, extractor

Outside
Allocated parking space and visitor parking

COUNCIL TAX BAND D

SERVICES
The property has electricity, water and drainage/sewerage, which were connected and working at the time of our inspection.

LEASEHOLD INFORMATION
999 years (less 3 days) from 1 January 2003
Service charges and ground rent- £2056.00 and £200.00 per year respectively

