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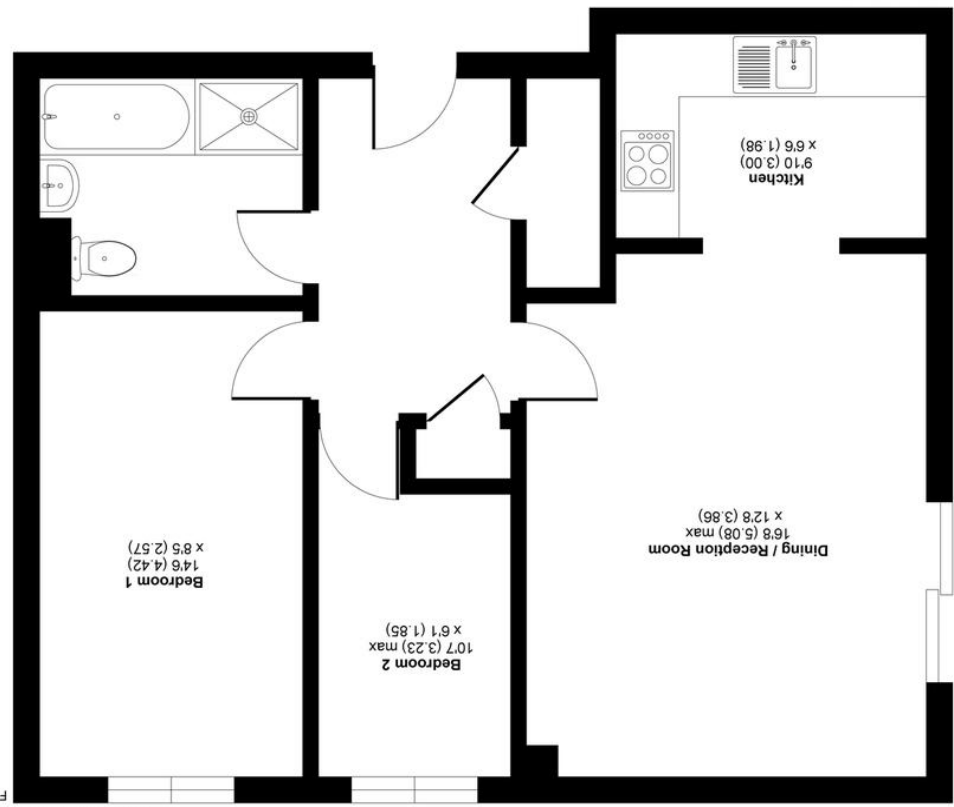
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2020. Produced for Thomlinsons. REF: 663582



Approximate Area = 639 sq ft / 59 sq m
For identification only - Not to scale

Hallfield Court, Wetherby, LS22



12 Hallfield Court, Wetherby



£120,000

12 Hallfield Court, Wetherby, Wetherby, LS22 5RF

This well presented, first floor, over 55's apartment is offered with no onward chain. The property offers two bedrooms, bathroom with shower cubical, kitchen, large lounge with Juliet balcony, gas central heating, uPVC windows, lifeline system with intercom, communal gardens & parking. The property lies close to local commuter links and Wetherby's amenities.

ENTRANCE HALL

A wooden front door leads to the entrance hall, having a ceiling light and power points, carpet flooring, radiator, Lifeline system and intercom, doors leading to:

STORAGE CUPBOARD

A handy area for coat and shoe storage, with light and PowerPoint, fuse box.

BATHROOM

A good sized bathroom with lino flooring, tiled walls, bathroom suite comprising: low level W/C, pedestal wash hand basin, bath with panelled side and mixer tap over, separate shower cubical with thermostatic mixer and shower head over and tiled walls. A ceiling light and pull chord for the lifeline system.

BEDROOM 1

A good sized double bedroom, carpeted, ceiling light and power points, uPVC window looks out to the rear across communal gardens.

BEDROOM 2

Single bedroom, carpeted, ceiling light, TV point and power points, uPVC window looks out to the rear across communal gardens.

AIRING CUPBOARD

Useful airing space, with wooden racking. The Vaillant gas Combi boiler can be found.

LOUNGE/DINER

A well-proportioned lounge / diner, having wall and ceiling lights, feature wooden fireplace with electric flame effect fire, uPVC sliding doors to a Juliet balcony, various PowerPoints, TV point (communal dish on roof), carpeted, radiator, archway leads to:

KITCHEN

A range of wall and floor mounted units, with wood effect tops over, a free standing Beko gas cooker with gas hob and electric wall mounted extractor over, free standing Hoover washing machine, free standing fridge freezer, space for tumble dryer or dishwasher, PowerPoints and ceiling light, lino tile effect flooring.



OUTSIDE

To the front the property is accessed by a secure intercom system allowing access through the main communal door, also to the front a car park provides first come first served parking for residents, to the side and rear well maintained lawned communal gardens can be found.

LIFT

The lift can be found on the ground floor and gives access to the first floor.

TENURE

The property is leasehold and subject to a 125-year lease commencing from 1st January 1991.

The Service Charge is currently £93.62 per month, this covers communal items, window cleaning, communal garden maintenance and building insurance.

