

COUNCIL TAX

Band D (from internet enquiry).

GENERAL

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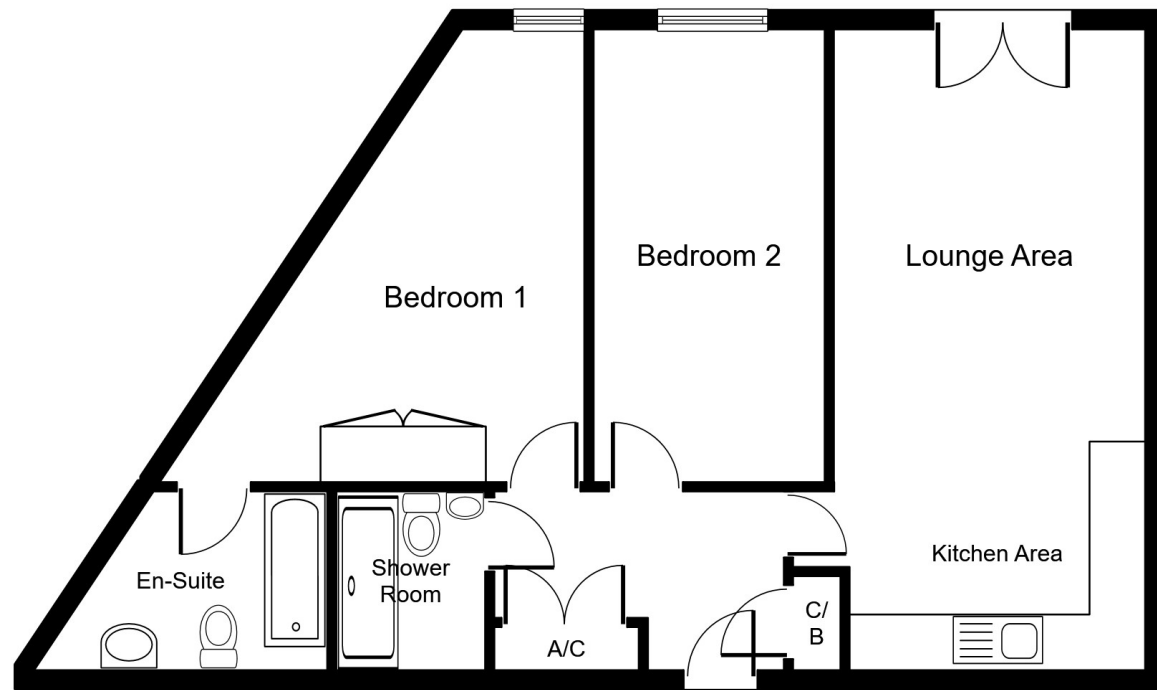
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VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared July 2023

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



Floor Plan

214 Victoria Court, Wetherby, LS22 6JA

NOT TO SCALE For layout guidance only

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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Wetherby ~ 214 Victoria Court, LS22 6JA

A well-presented two bedroom second floor apartment situated in the centre of Wetherby, ideally located for an excellent range of amenities. Available with no upward chain.

- Open plan lounge with kitchen area
- Bedroom one with en-suite bathroom
- Double bedroom two and separate shower room
- Double glazed windows and electric heating
- Communal lift

£265,000 PRICE REGION FOR THE LEASEHOLD



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DIRECTIONS

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THE PROPERTY

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GROUND FLOOR

COMMUNAL ENTRANCE HALL

With stairs and lift to second floor landing.



PRIVATE HALL

Built in storage cupboard, intercom entry phone system, electric panel radiator, ceiling cornice, airing cupboard with hot water storage tank, oak flooring.

OPEN PLAN LOUNGE WITH DINING AREA

7.09m x 3.61m (23'3" x 11'10")
With double glazed French windows and Juliette balcony. Enjoying south facing aspect and roof top views. Oak flooring, ceiling cornice, recess ceiling lighting, two electric radiators.



KITCHEN AREA

With fitted wall and base units including cupboards and drawers, work surfaces with tiled surrounds, stainless steel sink unit with mixer tap, integrated appliances including oven, hob and hood above, washing machine, dishwasher, fridge freezer included.



BEDROOM ONE

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2.24m x 1.68m (7'4" x 5'6")
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BEDROOM TWO

4.93m x 2.69m (16'2" x 8'10")
Double glazed aspect window to front, recess ceiling lighting, oak flooring, electric panel radiator.



SHOWER ROOM

Tiled to two walls with three piece white suite comprising shower cubicle, half pedestal wash basin, low flush w.c., tiled floor, chrome heated towel rail, shaver socket, mirrored recess with glass shelf. Extractor fan. Underfloor heating.



TO THE OUTSIDE

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TENURE

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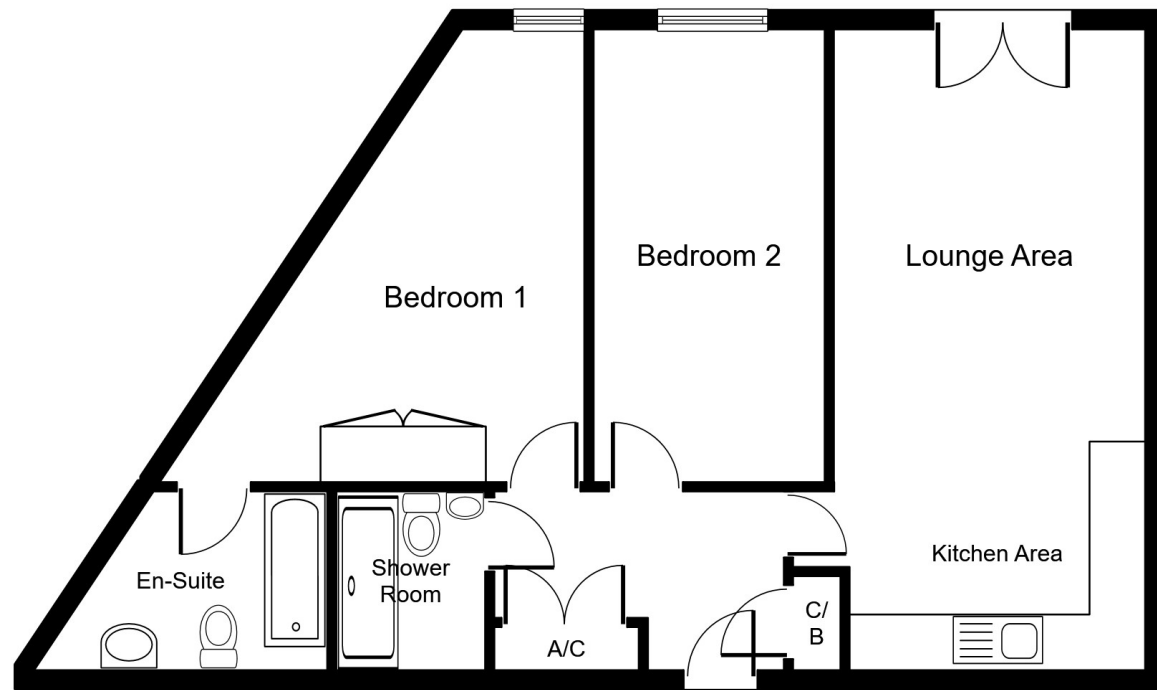
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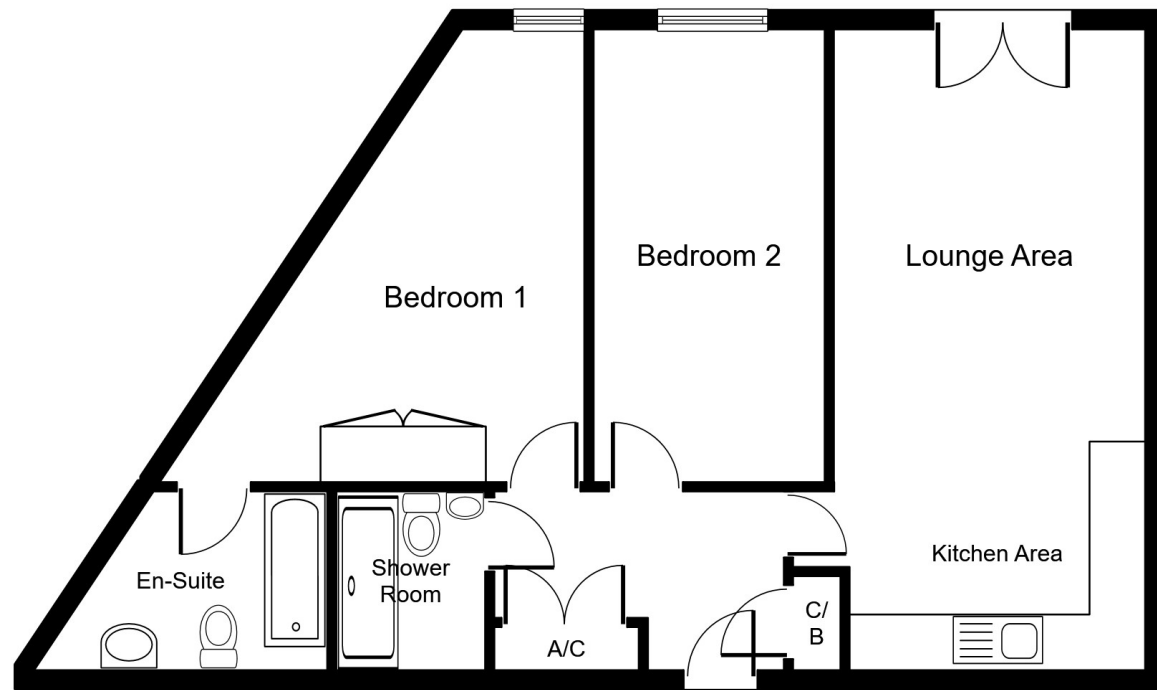
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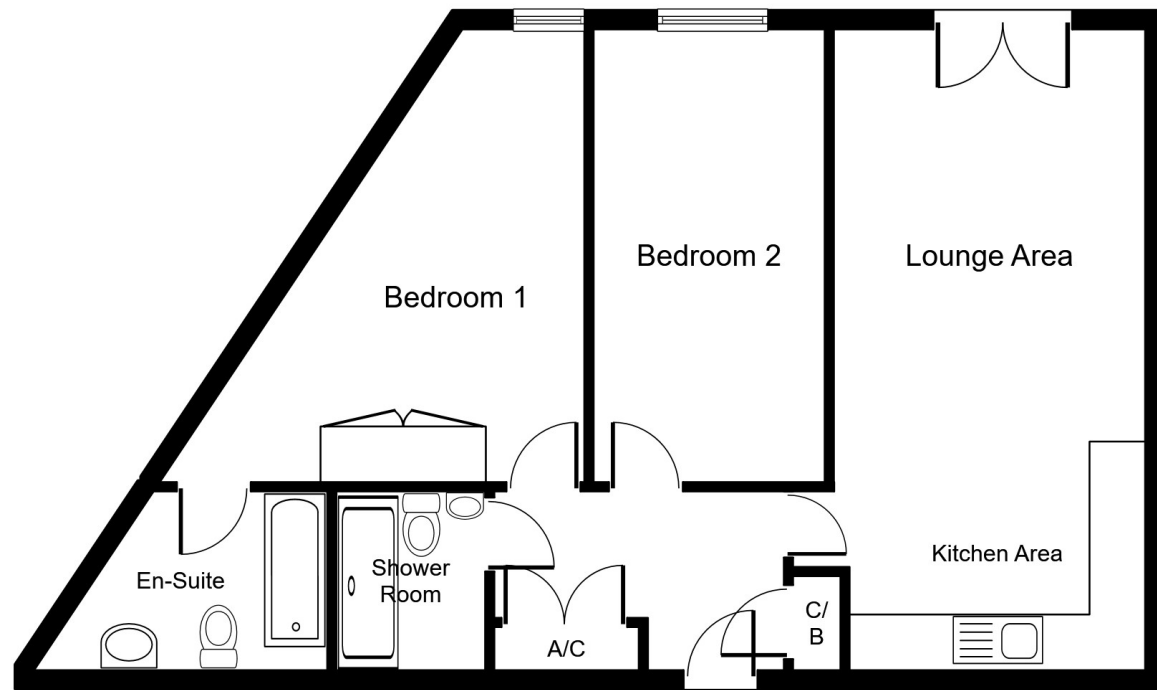
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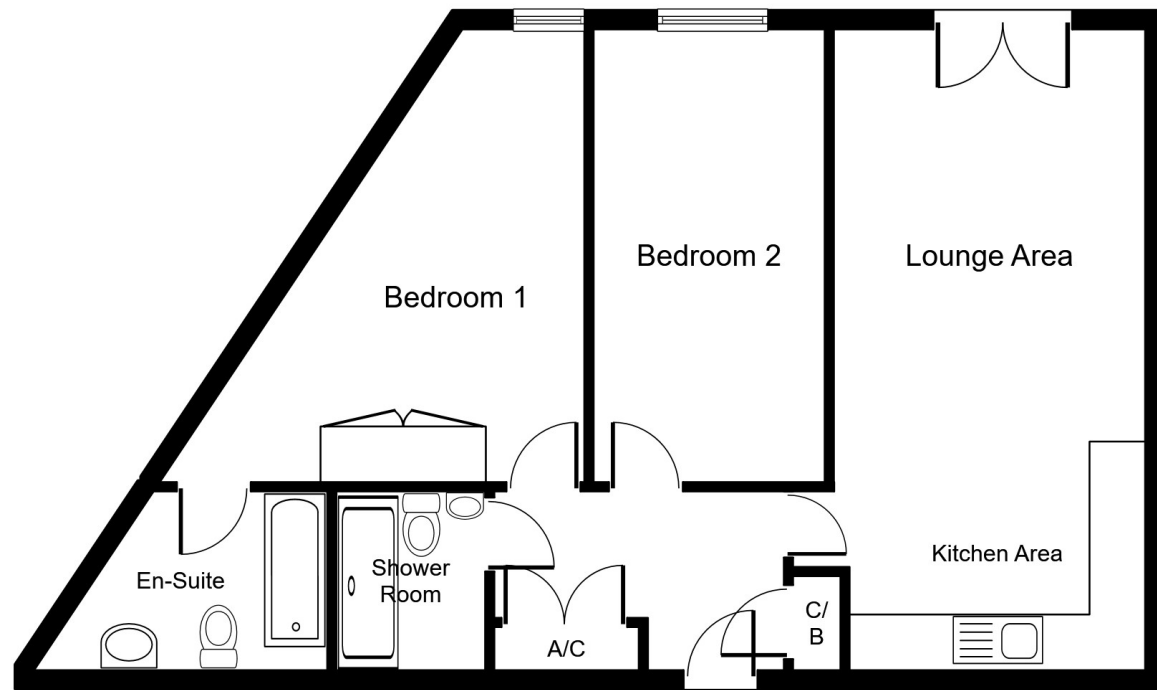
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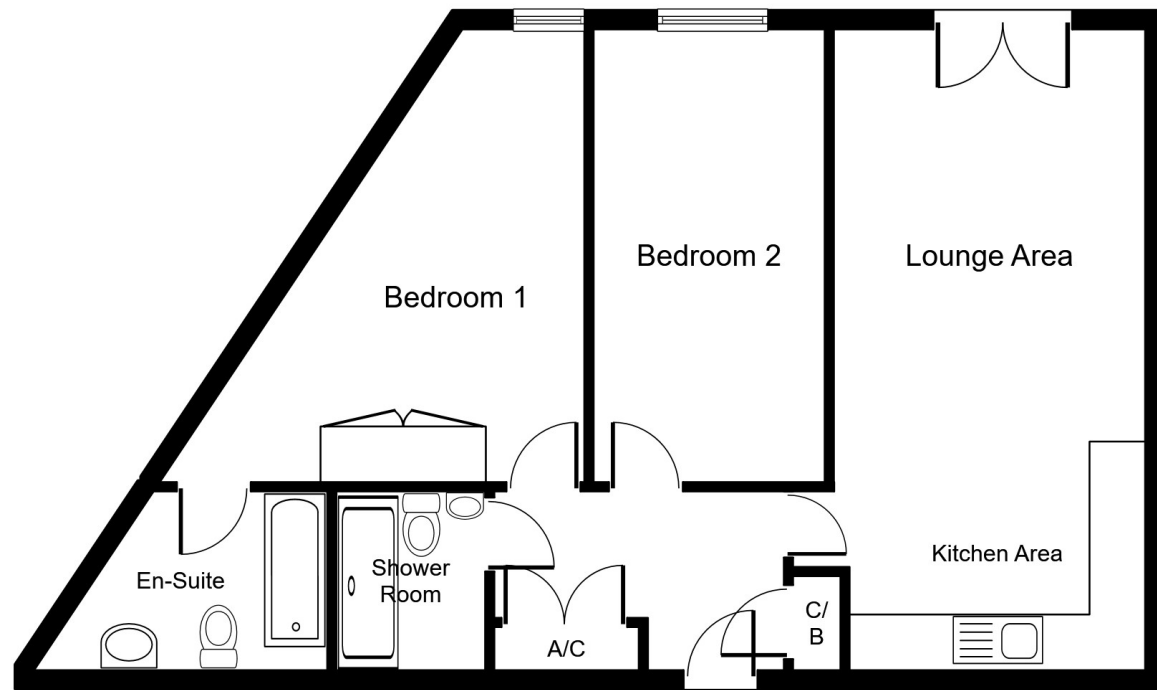
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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 by pass and M1/A1 link south of Aberford.

DIRECTIONS

The property is located in Wetherby town centre in a stylish apartment block above Marks & Spencer Simply Food.

THE PROPERTY

A well proportioned two bedroom apartment with roof top views from Juliette balcony. The accommodation in further detail comprises :-

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With stairs and lift to second floor landing.



PRIVATE HALL

Built in storage cupboard, intercom entry phone system, electric panel radiator, ceiling cornice, airing cupboard with hot water storage tank, oak flooring.

OPEN PLAN LOUNGE WITH DINING AREA

7.09m x 3.61m (23'3" x 11'10")
With double glazed French windows and Juliette balcony. Enjoying south facing aspect and roof top views. Oak flooring, ceiling cornice, recess ceiling lighting, two electric radiators.



KITCHEN AREA

With fitted wall and base units including cupboards and drawers, work surfaces with tiled surrounds, stainless steel sink unit with mixer tap, integrated appliances including oven, hob and hood above, washing machine, dishwasher, fridge freezer included.



BEDROOM ONE

4.88m x 4.7m (16'0" x 15'5") narrowing to 1.35m (4'5")
An irregular shaped bedroom with double glazed window to front, oak flooring, fitted double wardrobes, electric radiator, recess ceiling lighting.



EN-SUITE BATHROOM

2.24m x 1.68m (7'4" x 5'6")
Tiled to two walls with three piece white suite comprising enclosed bath with shower and screen above, low flush w.c., half pedestal wash basin, tiled floor, chrome heated towel rail, shaver socket, recessed mirror with shelf, extractor fan, underfloor heating.



BEDROOM TWO

4.93m x 2.69m (16'2" x 8'10")
Double glazed aspect window to front, recess ceiling lighting, oak flooring, electric panel radiator.



SHOWER ROOM

Tiled to two walls with three piece white suite comprising shower cubicle, half pedestal wash basin, low flush w.c., tiled floor, chrome heated towel rail, shaver socket, mirrored recess with glass shelf. Extractor fan. Underfloor heating.



TO THE OUTSIDE

There is an allocated parking space, secure refuse store.

TENURE

We understand the property is leasehold. Held on the remainder of a 999 year lease from 2006. We are advised that the current annual service charge is £1,407.03. Ground rent £250 per annum. The current annual buildings insurance premium is £418.26.

COUNCIL TAX

Band D (from internet enquiry).

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

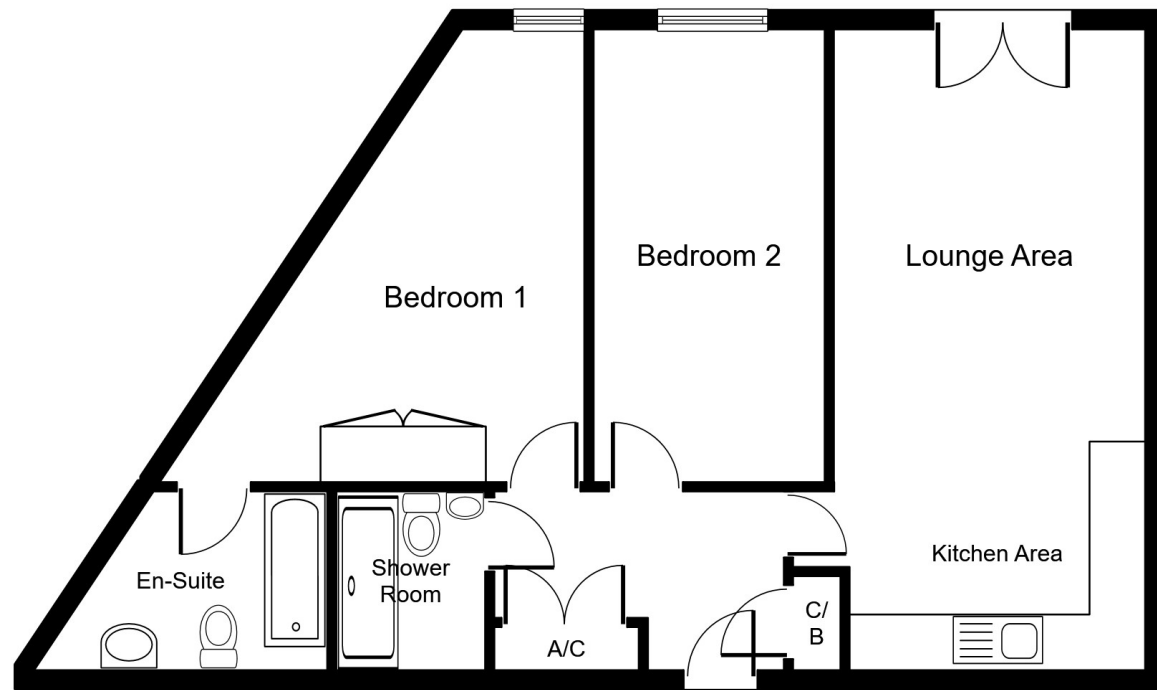
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared July 2023

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



Floor Plan

214 Victoria Court, Wetherby, LS22 6JA

NOT TO SCALE For layout guidance only

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Wetherby ~ 214 Victoria Court, LS22 6JA

A well-presented two bedroom second floor apartment situated in the centre of Wetherby, ideally located for an excellent range of amenities. Available with no upward chain.

- Open plan lounge with kitchen area
- Bedroom one with en-suite bathroom
- Double bedroom two and separate shower room
- Double glazed windows and electric heating
- Communal lift

£265,000 PRICE REGION FOR THE LEASEHOLD



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