

With windows to front and rear, radiator beneath, fitted wardrobes to one side with matching dressing table and drawers to the other, T.V. aerial.

TO THE OUTSIDE

The property benefits from allocated parking for two vehicles to front and a low maintenance enclosed private courtyard to rear with impressive views over the River Wharfe and Wetherby beyond.



COUNCIL TAX

Band F (from internet enquiry).

TENURE

Leasehold. The remainder of a 999 year lease from January 2003. Annual service charge £523.64. Annual ground rent £200.00

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.

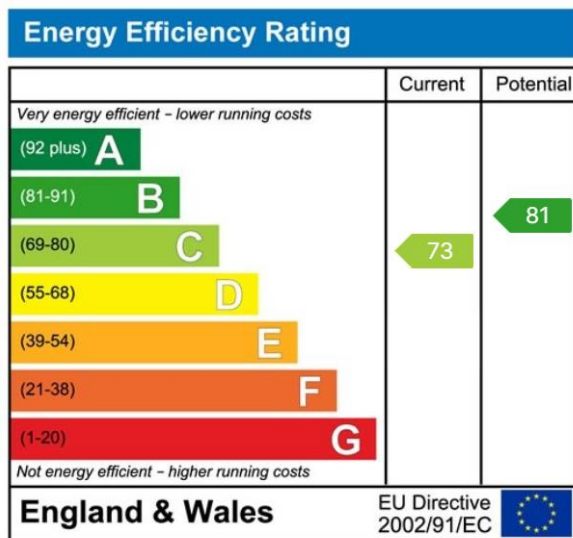
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 April 2024



Wetherby ~ 18 Micklethwaite Stables, LS22 5LL

This exceptionally spacious four double bed roomed town house is available with the benefit of no onward chain. Occupying a sought-after position on the edge of this characterful development with superb views over the River Wharfe and Wetherby town. **NO ONWARD CHAIN.**

- Modern town house revealing over 1,500 sq ft of living accommodation
- Four double bedrooms all with built in wardrobes
- Spacious kitchen diner with integrated appliances and separate living room
- Principal bedroom having en-suite shower
- An exclusive residential development within easy walking distance of the town centre
- Two valuable parking spaces, outside dining courtyard

1 Recep 4 Beds 1 Bath 1 En-suite

£450,000 OFFERS OVER FOR THE LEASEHOLD

MISREPRESENTATION ACT

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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 and M1 link south of Aberford.

DIRECTIONS

Micklethwaite is a modern development by Crosby Homes standing in an elevated position on the banks of the River Wharfe. From the town centre proceeding over the bridge turn second right into Micklethwaite Grove and third right into Micklethwaite Stables, where the property is identified by a Renton & Parr for sale board.

THE PROPERTY

Enjoying a popular position on this highly regarded development with superb views to rear and private low maintenance courtyard. The property benefits from double glazed UPVC windows, modern gas fired boiler and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

With hardwood front door, wood effect laminate floor covering, radiator, wall mounted alarm panel, generous understairs storage, telephone point.

DOWNSTAIRS W.C.

A white suite comprising pedestal wash basin, low flush w.c., part tiled walls, radiator, window to front elevation.

LIVING ROOM

5.2m x 3.6m (17'0" x 11'9")



With double glazed window to front elevation, double radiator beneath, T.V. aerial, telephone point, wall mounted flame effect fire, radiator, decorative ceiling cornice, French doors to rear patio.

KITCHEN/ DINER

5.2m x 3.5m (17'0" x 11'5")

Kitchen area is comprehensively fitted with a range of gloss wall and base units, cupboards and drawers, granite worktops with matching up-stand, inset one and a quarter sink unit with mixer tap. Integrated appliances include fridge freezer, under-counter built in microwave, dishwasher, automatic washing machine, cooker with six ring gas hob, extractor hood above, wood effect laminate floor covering. The space flows into a dining area with carpeted floor, double radiator, French doors to rear.



FIRST FLOOR

LANDING

With window to rear elevation, radiator, returned staircase to second floor.

BEDROOM TWO

5.2m x 3.5m (17'0" x 11'5")



With double glazed windows to front and rear elevation revealing delightful views over the weir and Wetherby town beyond. Two radiators, built in double wardrobe.

HOUSE BATHROOM

A fully tiled modern white suite comprising pedestal wash basin, low flush w.c, bath with shower handpiece, generous walk-in shower cubicle, double shaver socket, extractor fan, window to front.



BEDROOM THREE

5.46m x 3.48m (17'11" x 11'5")

With double glazed windows to both front and rear elevation, radiators beneath. A pair of built in double wardrobes.



SECOND FLOOR

LANDING

With window to rear revealing elevated views over Wetherby, loft access hatch.

BEDROOM ONE

5.2m x 3.5m (17'0" x 11'5")

With double glazed windows to front and rear elevation, radiators beneath. A pair of double wardrobes built in. Internal door leading to :-



EN-SUITE SHOWER

Comprising white low flush w.c., pedestal wash basin, walk-in shower cubicle with tiled walls, window to front, double shaver socket, radiator, airing cupboard housing modern Worcester Bosch combination boiler.



BEDROOM FOUR

5.2m x 3.5m (17'0" x 11'5")

