

Double glazed window to front, radiator, ceiling cornice.

BATHROOM

Tiled walls and tiled floor with three piece white suite comprising enclosed bath with mixer tap and shower attachments, pedestal wash basin, low flush w.c., radiator, medicine cabinet, shaver socket.



TO THE OUTSIDE

There are two outdoor patio areas, one to the side off the lounge with views over towards the town and river being sheltered and walled with stone flags and artificial turf. To the front of the property there is a paved courtyard area also ideal for outdoor seating and relaxing without the onerous up-keep of lawns etc. Colour can be provided by hanging baskets and pot plants. Store shed. Outside water tap.



There are two valuable allocate parking spaces.

COUNCIL TAX

Band E (from internet enquiry)

TENURE

Leasehold. The remainder of a 999 year from 1st January 2003. Annual ground rent £200. Annual service charge £440.

SERVICES

We understand mains water, electricity, gas and drainage are connected.

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 20124

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	77	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ Wharfedale House, 8 Micklethwaite Mews, LS22 5LB

A beautifully presented and highly attractive modern mews home revealing spacious and stylish accommodation within this established and convenient setting within minutes-walk from excellent town centre amenities and riverside walks. An internal inspection is strongly recommended.

- Dining hall with galleried landing above
- Lounge with French doors to courtyard garden
- Re-fitted kitchen
- Principal bedroom with dressing lobby and en-suite shower room
- Two further bedrooms and bathroom
- Two patio areas, ideal for outdoor entertaining
- Two valuable parking spaces
- Magnificent river views

£579,000 PRICE 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 by pass and M1/A1 link south of Aberford.

DIRECTIONS

Proceeding from Wetherby town centre over the bridge and take the second right turning into Micklethwaite Grove then second right into Micklethwaite Mews.

THE PROPERTY

An internal inspection is strongly recommended to appreciate this spaciouly proportioned, three bedroom town house, enjoying a delightful position with elevated views towards the river, bandstand and the town itself.



Benefiting from gas fired central heating and double glazed windows, the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

DINING HALL

5.21m x 3.63m (17'1" x 11'11")

A light and spacious room with oak flooring, ceiling cornice,, LED ceiling lighting, full width mirror to one wall, radiator, turned staircase to first floor gallery landing. Understairs storage cupboard.



CLOAKROOM

Half tiled walls and tiled floor with white suite comprising low flush w.c., pedestal wash basin, radiator, double glazed window.

LOUNGE

5.79m x 3.94m (19'0" x 12'11")

A well-proportioned room with oak flooring, two radiators, ceiling cornice, double glazed French doors to private sheltered patio area with views towards the town and river.



KITCHEN

3.96m x 0.46m (13'0" x 1'6")

Having newly fitted wall and base units. Granite worktops and up-stand, underset one and a half bowl stainless steel sink unit and mixer tap, Smeg oven with five ring gas hob and extractor hood above, microwave, plumbed for automatic washing machine, space for American style free standing fridge freezer, radiator, ceiling cornice, LED ceiling lighting, tiled floor, dishwasher.



FIRST FLOOR

GALLERY STYLE LANDING

With double glazed windows providing natural light, airing cupboard with Ideal gas fired central heating boiler (2003), built in double wardrobe, loft access.

BEDROOM ONE

3.96m x 4.11m (13'0" x 13'6") Narrowing to 3.53m (11'7") plus 2.82m x 1.93m (9'3" x 6'4") including wardrobe. An L shaped room with dressing area having two double built in wardrobes, ceiling cornice, two radiators, double glazed window and Juliette balcony with views over towards the River Wharfe and the town centre.



EN-SUITE SHOWER ROOM

Tiled walls with three piece white suite comprising walk-in shower cubicle, pedestal wash basin, low flush w.c., twin mirrored medicine cabinet, shaver socket, radiator, extractor fan.



BEDROOM TWO

3.96m x 3.3m (13'0" x 10'10")

plus 1.93m x 1.27m (6'4" x 4'2") including built in double wardrobes. Dual aspect with double glazed windows to front and rear, radiator, ceiling cornice.



BEDROOM THREE

3.12m x 2.16m (10'3" x 7'1")

