



TENURE
Leasehold. 979 years remaining. Annual service charge £2,969. Ground rent approx £50 per annum.

COUNCIL TAX
Band E (from internet enquiry)

SERVICES
We understand mains water, electricity, electric heating and drainage are connected.

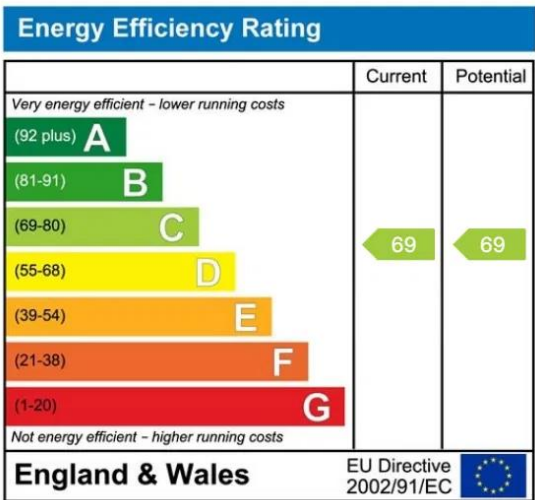
GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

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



MISREPRESENTATION ACT

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

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.
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Wetherby ~ 8 Castle Keep, Scott Lane, LS22 6NY

A beautifully presented and spacious two-bedroom duplex apartment conveniently positioned within the highly sought after Castle Keep development, located in the very heart of Wetherby.

- Spacious duplex apartment
- Two double bedrooms and two bathrooms
- Principal bedroom with large dressing area
- Stunning living room with balcony
- Kitchen diner with integrated appliances
- Excellent location within the town
- Allocated parking space
- Beautifully tended communal gardens
- Finished to a high standard throughout

£450,000 OFFERS OVER



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS
01937 582731
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All-round excellence, all round Wetherby since 1950

Property Description

This spacious apartment, split over two floors offers an impressive balance of style and practicality, set within a highly sought after exclusive block in the heart of Wetherby. The development is built on what was the Castle which stood proud in Wetherby for over 100 years until demolished in 1255 through the reign of King Henry III. Immaculately presented and tastefully decorated throughout, the accommodation in further detail comprises:-

Ground floor access is gained through a communal entrance with intercom system and steps to the first floor. The private entrance hall is equipped with a video intercom system and radiator within a cabinet, there is a useful storage cupboard and return staircase to the first floor with additional storage beneath.

The apartment opens into a sensational living space, designed for modern comfort and versatility. The lounge features a patio door that opens onto a private balcony, offering delightful views over the beautifully maintained communal gardens and over towards the river Wharfe. The adjacent sitting area benefits from a large window to the rear and an external door leading to the balcony. The dining kitchen is generously proportioned and fitted with a range of gloss wall and base units, complemented by granite work surfaces and an inset hob with an extractor hood above. Integrated appliances include a fridge freezer, oven, microwave and washer dryer. Flowing from the kitchen into a dining area, which comfortably accommodates a dining table and chairs with window to front aspect. There is a most convenient shower room on this floor fitted with a modern white suite, tiled walls and flooring.

To the second floor, the landing leads to two double bedrooms and a luxurious bathroom. The principal bedroom is a standout feature of the property, offering Velux windows to both the front and rear elevations that flood the space with natural light. The room includes a comfortable area for a bed and bedside tables, a matching fitted chest of drawers. There is a spacious dressing area with floor to ceiling fitted wardrobes on all four sides. Complete with a study area incorporated within the room. The second bedroom is a comfortable double with built in storage and a window to the front. The house bathroom is generously proportioned, comprising a bath with a shower over, W.C. with concealed cistern, wash basin with fitted storage and tiled walls and flooring.

To the outside, set behind security gates the property benefits from an allocated parking space and there is visitor parking available. The development enjoys well-tended communal gardens and peaceful views over the river Wharfe.

