



**TENURE**

Leasehold. The remainder of a 125 year lease from June 2011. Service Charge £2,079.41 per annum. Ground rent £85 per annum.

**COUNCIL TAX**

Band C (from internet enquiry).

**SERVICES**

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

**GENERAL**

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

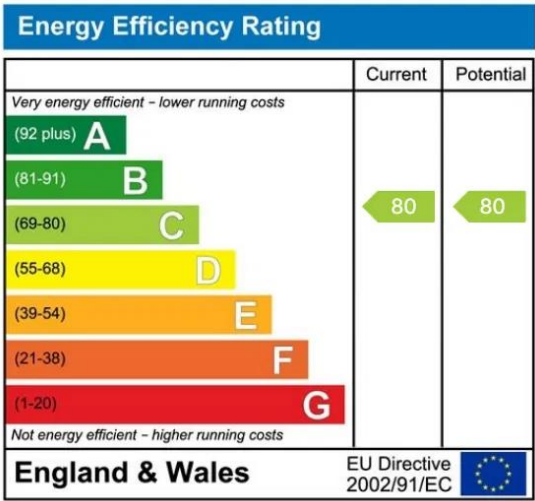
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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



**Wetherby ~ 11 Coach House Court, 14 Deighton Road, Wetherby, LS22 7TE**

A stunning first floor apartment within walking distance of Wetherby town centre.

- Open plan living dining kitchen
- Integrated kitchen appliances
- Double bedroom with built in wardrobes
- Stylish bathroom
- Gas central heating and double glazing
- Allocated parking space and visitor parking with EV chargers
- Secure gated development
- Furniture available by negotiation

**£215,000** PRICE REGION



**MISREPRESENTATION ACT**

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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.
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Property Description

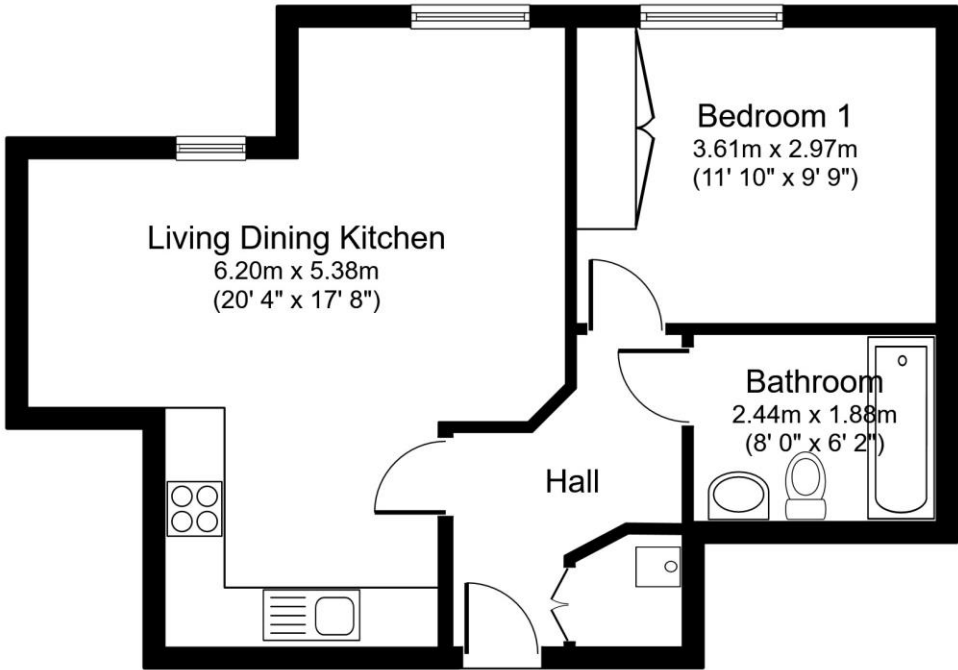
Situated on the first floor of a contemporary block of apartments, this charming home offers a perfect balance of modern living and convenience. Located just a short walk from Wetherby town centre, with easy access to all local amenities, shops, and transport links, while benefiting from a peaceful and secure living environment.

Upon entering, you are greeted by a private hallway that leads to a generous storage cupboard housing the boiler and plumbing for a washing machine. The open-plan living, dining and kitchen area offers a spacious and welcoming space, ideal for both relaxation and entertaining. The kitchen is fully fitted with integrated appliances, including a double oven, hob, hood, fridge freezer, and wine rack. Tiled flooring in the kitchen area adds a modern touch, while the rest of the apartment boasts tasteful, neutral décor throughout with carpeting included.

The double bedroom is a tranquil retreat, featuring a built-in double wardrobe to maximize storage space, while the well-appointed bathroom includes a white suite with part-tiled walls and floor, creating a clean and contemporary feel.

In addition to the apartment's attractive interior, it offers excellent external features. The secure, gated entrance ensures peace of mind, and the property includes an allocated parking space as well as visitor parking, with the added benefit of an EV charger. A lift and staircase provide easy access to the first floor, and residents can enjoy the use of a well-maintained communal garden, perfect for outdoor relaxation.

With gas central heating and double-glazed windows throughout, this apartment provides comfort and efficiency and early inspection is recommended.



Ground Floor

NOT TO SCALE For layout guidance only

