



TENURE

Leasehold. The remainder of a 125 year lease from 2003. Service charge £1380 per annum. Ground rent £150 per annum. Buildings insurance £415.42 (all approx) per annum.

COUNCIL TAX

Band D (from internet enquiry).

SERVICES

We understand mains water, electricity, electric 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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		



Wetherby ~ 4 Farriers Court, LS22 6AE

A well-proportioned three-bedroom ground floor apartment occupying an enviable town centre location within level walking distance of Wetherby's excellent central amenities

- Three-bedroom ground floor apartment
- Master bedroom with fitted wardrobes and ensuite shower
- Living room with French style patio doors to the front
- Open plan living room dining room and kitchen
- Allocated parking space in secure gated car park
- Communal gardens to the rear and side
- Excellent town centre location
- Available with no upward chain

£320,000 PRICE REGION



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.
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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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

To the ground floor; Code activated entrance door into communal hallway. Intercom access available for visitors. Upon entering the apartment, you are welcomed into a central hallway with a useful cloaks cupboard storage and a separate pressurised hot water tank, this system was replaced in 2024.

The bright and airy living room enjoys dual-aspect double glazed windows to the front and side, along with French-style patio doors that open onto the front parking area. A telephone point is fitted for convenience. A feature fireplace with stone hearth, surround, and mantelpiece houses an electric fire, creating a cosy focal point. An open archway leads seamlessly into the dining area, which also benefits from French-style patio doors opening onto a private patio and the rear garden. From the dining area, another open arch leads into the kitchen, which is fitted with a range of wall and base units, work surfaces, and a tiled splashback. There is space and plumbing for an automatic washing machine and tumble dryer, space for an American-style fridge freezer, an electric oven, a four-ring electric hob, and extractor hood above. A double-glazed window above the sink overlooks the garden.

The master bedroom is a spacious double, complete with fitted wardrobes, a dressing table, telephone point and a private en-suite shower room. The second bedroom is also a generous double, with fitted wardrobes spanning one wall, while the third bedroom is a comfortable single room, currently used as a home office.

The house bathroom features a white three-piece suite comprising a low-flush wc, pedestal wash basin, and panelled bath. Additional touches include part-tiled walls, vinyl floor covering, mirror-fronted medicine cabinet and an electric heated towel rail.

To the outside; The development is accessed via electric gates from North Street, opening into a large private parking area and turning circle. The property includes an allocated parking space along with access to visitor parking. Communal lawned gardens surround the rear and side of the property, with a private patio area for sole use of apartment Four. The gardens are maintained as part of the development’s management service.

