



TENURE

Leasehold. The remainder of a 999 year lease from 1 June 1992. Service charge £2,600 per annum. No ground rent.

COUNCIL TAX

Band F (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.

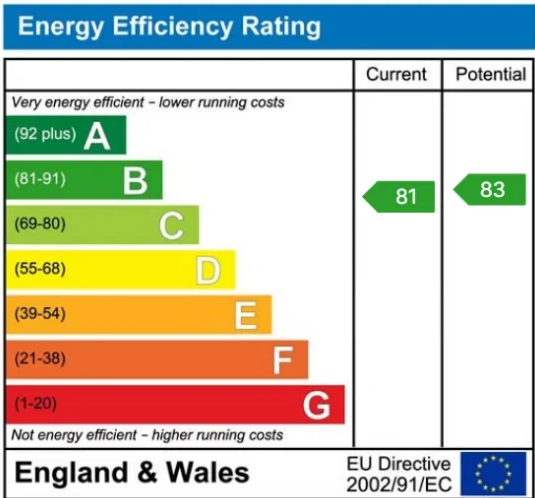
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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

Details prepared May 2025



Wetherby ~ 5 The Old Mill, Scott Lane, LS22 6NB

A splendid 2 bedroom first floor apartment in the highly sought after Old Mill development overlooking the River Wharfe and weir within the heart of Wetherby. Available with no onward chain

- First floor with lift access
- Views over the river with south facing balcony
- 2 double bedrooms, one currently used as a second living room
- Bathroom and en-suite shower
- Modern breakfast kitchen with integrated appliances
- Lounge
- Garage and additional allocated parking space
- Excellent shops, cafes restaurants etc all within minutes walk away

£682,500 PRICE REGION



MISREPRESENTATION ACT

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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

Property Description

A rare opportunity to acquire a beautifully presented two-bedroom, two-bathroom first-floor apartment in the prestigious Old Mill development, right in the heart of Wetherby. This exceptional property is offered to the market with no onward chain and boasts a private garage, allocated parking space, and lift access. The standout feature is undoubtedly the generous balcony, which enjoys stunning, uninterrupted views over the River Wharfe and the historic weir.

The apartment is in excellent condition throughout. The reception hall is great for meet and greet with store room off housing the hot water storage tank. The spacious kitchen and dining area features modern units, worktops and integrated appliances including oven, microwave, dishwasher and hob together with free standing fridge freezer and washing machine. The living room has a fireplace and is filled with natural light with window that showcases views of the river.

There are two well-proportioned double bedrooms, one with fitted wardrobes and the other with en suite shower. One of the bedrooms has been used as a second sitting room with double glazed patio doors opening onto a sheltered balcony with seating area and railings overlooking the river and weir towards the historic bridge. A generously sized bathroom completes the internal accommodation.

In addition to the private garage with light and power there is an allocated parking space. Apartments in this sought-after development are rarely available, and early viewing is strongly recommended to avoid disappointment.

Situated in the very centre of Wetherby, the location offers unbeatable convenience, with a wide range of shops, restaurants, and leisure facilities all within walking distance. The town also features a swimming pool, golf course, and easy access to the A1(M), connecting seamlessly with the M1 and the region’s major towns and cities.

The property is offered on a share of freehold basis, meaning there is no ground rent. The service charge is £650 per quarter, and the development is professionally managed by Smith Property Management of York.

