



TENURE

Leasehold. The remainder of a 999 year lease from 1 Jan 1984. Service charge £1440.13 per annum. No ground rent payable.

COUNCIL TAX

Band B (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.

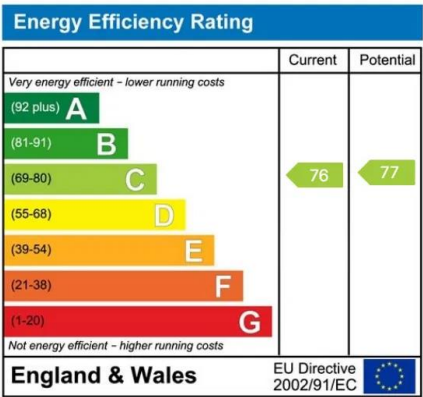
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 ~ 18 North Grove Court, LS22 7GB

An attractive first floor apartment set in delightful communal gardens only a short walk from the town centre and excellent amenities.

- Light & spacious living room with feature electric fire
- Fitted kitchen
- Double bedroom with fitted wardrobes
- Tiled bathroom
- Gas central heating and double glazed
- Allocated parking space

£155,000 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.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

Situated in a peaceful residential setting just a short walk from Wetherby town centre, this well-presented one-bedroom first floor apartment offers comfortable and convenient living in a desirable location.

Accessed via a communal entrance hall with staircase to the first floor, the property opens into a private reception hall featuring a useful storage cupboard. The spacious living room is filled with natural light from a large picture window to the front elevation and includes a contemporary electric fire with surround, creating a welcoming focal point.

The modern kitchen is fitted with a range of wall and base units, complemented by worktops incorporating a stainless-steel sink with mixer tap, a four-ring gas hob with oven beneath, and an extractor hood above. There is also space for a fridge freezer, plumbing for a washing machine, and a window overlooking the rear. The generously sized double bedroom benefits from fitted wardrobes, while the bathroom features a three-piece suite including a bath, with fully tiled walls.

Windows are double glazed, and gas central heating is installed.

Externally, the property enjoys access to attractive, well-maintained communal gardens, as well as allocated residents’ parking and additional visitor spaces.

Ideal for first-time buyers, downsizers, or investors alike, this property offers a fantastic opportunity to enjoy peaceful living with easy access to local amenities.

