



TENURE

Leasehold. The remainder of a 999 year lease from 1976. Service charge £960 per annum. Ground rent n/a.

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 July 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
	69	73
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ 10 Micklethwaite View, LS22 5HB

A well presented two bedroom first floor apartment in block of four with converted loft and garage ideally located within minutes walk of the town centre and leisurely strolls along the river bank.

- First floor apartment in excellent location
- Two bedrooms along with converted loft space and en suite facility
- Generous size lounge
- Well fitted kitchen
- Gas central heating and double glazing
- Driveway parking and Garage
- Well tended communal gardens

£249,950 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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

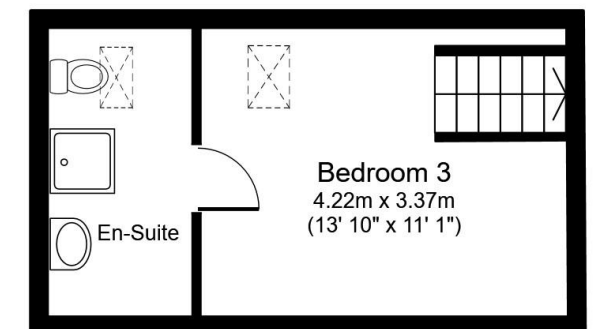
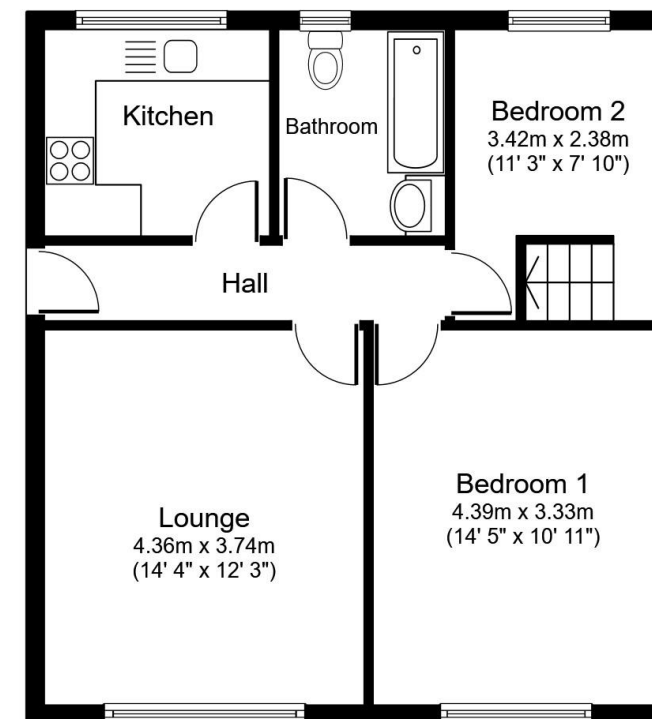
This well-presented and generously proportioned first-floor apartment enjoys a convenient location within easy walking distance of both Wetherby town centre and the picturesque River Wharfe. Offering flexible and versatile living space, the property features a thoughtfully converted loft, currently used as a bedroom with the added benefit of an en suite shower room.

Internally, the apartment is accessed via a private entrance door at the top of an external staircase, opening into a welcoming hallway. The modern fitted kitchen is well-equipped, while the spacious lounge offers a comfortable and inviting living area. The main bedroom includes fitted wardrobes, and the second bedroom—currently arranged as a dining room—features a staircase leading to the loft room. This space could easily be reinstated as a bedroom, depending on the buyer's needs.

The converted loft space, accessed via an open tread staircase, is enhanced by a Velux window, making it a bright and airy room that offers excellent additional space.

Additional features include gas-fired central heating, and double glazing, a modern white three piece bathroom suite, and well-maintained communal lawned gardens to both the front and rear. A shared driveway to the side provides access to a single garage, which is part of a block of two.

This apartment offers a comfortable and adaptable layout in a desirable and accessible location with excellent transport links close by including quick access to the A1(M) at Wetherby. The bus station is within minutes walk with buses to Leeds, Harrogate as well as other destinations.



NOT TO SCALE For layout guidance only

Total floor area 76.7 sq.m. (826 sq.ft.) Approx

