



TENURE

Leasehold. The remainder of a 999 year lease from 1 January 1984. Ground rent and service charge payable approx £122.51 per month.

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.

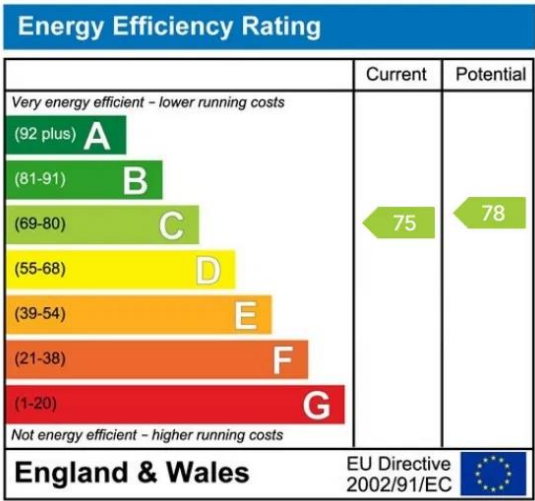
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 ~ 25 North Grove Court, LS22 7GB

Available with no onward chain, this well maintained two bedroom first floor flat enjoys a peaceful position within a popular and conveniently located development, just a short level walk from Wetherby town centre. Complemented by allocated parking and the rare benefit of its own private garage.

- Spacious two double bedroom
- Recently fitted wet room
- First floor flat with stair lift
- Living room with kitchen off
- Short walk to Wetherby town centre and amenities
- Well-kept communal gardens with mature trees
- Modern gas fired boiler and double glazing
- Single garage included
- No onward chain

£185,000 PRICE REGION



MISREPRESENTATION ACT

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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
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Property Description

A well-presented and spacious two double bedroom first floor flat, forming part of this popular purpose-built development located on the outskirts of Wetherby, yet within level walking distance of the town’s excellent shops, bars and local amenities.

Accessed via a communal entrance and staircase with stair lift, the property enjoys a peaceful position with views over well-maintained communal gardens with mature established trees, offering a sense of privacy and a pleasant green outlook. The accommodation benefits from gas fired central heating, double glazing and in further detail comprises:-

Entrance hallway leads into a generous living room with gas central heating fire place with electric fire, and window to from revealing pleasant outlook over communal gardens, a doorway leads through to the kitchen. Fitted with a range of wall and base units, there is space and plumbing for automatic washing machine and dryer, integrated fridge/freezer, over with gas hob and extractor above, tiled floor covering and tiled splash backs.

There are two good sized double bedrooms, both with newly fitted carpets are served by a recently fitted wet room finished to a modern standard.

Externally, the development is set within attractive communal grounds and this flat benefits from a single garage and allocated parking space.

The flat is offered to the market with no onward chain and would be suitable for a range of buyers including first-time purchasers, downsizers or investors alike.

