



TENURE

Leasehold. The remainder of a 125 year lease from July 2004. Service Charge £2241.10 per annum. Ground rent £318.74 per annum, building insurance cover £214.31 per annum.

COUNCIL TAX

Band B (from internet enquiry)

SERVICES

We understand mains water, electricity, gas 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 October 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(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		

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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Wetherby ~ 10 Poppyfields, Deighton Road, LS22 7BB

A particularly well presented 2-bedroom first floor apartment available with no upward chain, conveniently situated within this modern development only minutes' walk for the town centre and excellent amenities.

- Spacious open plan living kitchen area with integrated appliances
- 2 bedrooms with built in wardrobes
- Bathroom and en suite shower to bedroom 1.
- Balcony to the lounge
- Modern electric radiators and double glazing
- Allocated parking, visitor spaces and communal garden
- Competitively priced for quick sale
- **INVESTMENT OPPORTUNITY/CASH BUYERS**
****FIXED PRICE FOR A LIMITED TIME****

£160,000 FIXED PRICE



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS
01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

This modern two-bedroom apartment is ideally located within a short walk from Wetherby Town centre and excellent amenities and is available chain free.

An ideal investment opportunity the flat is ready to move straight into and features a spacious open plan living/dining/kitchen area at the front with small balcony off the living area. The kitchen is well fitted with wall and base cupboards and comes with integrated applications including oven, microwave hob and hood over, fridge, freezer and dishwasher.

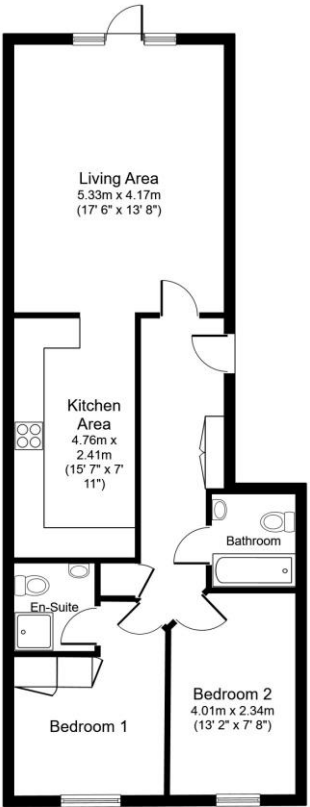
There are two bedrooms one with en suite shower and both bedrooms have built in wardrobes/ storage cupboards.

There is also a modern bathroom with part tiled walls and floor and white three-piece suite including bath, wash basin and toilet.

To the outside there is an allocated parking space as well as visitor parking and a communal garden area with cycle store.

Conveniently situated within a small, well-maintained community, close to the town centre with easy access to Leeds, Harrogate, and York via the nearby A1 motorway.

This sought-after area provides a wide choice of shops, recreational amenities, and schools for all age groups, making it an ideal home for professionals and families alike.



Not to scale for layout guidance only

