







Wetherby ~ 219 Victoria Court, LS22 6JA

Guide Price £265,000

A stylish and well appointed two bedroom duplex apartment offering contemporary living accommodation arranged over two floors. Situated in the very heart of Wetherby town centre to take advantage of an excellent range of local amenities. The property enjoys added benefit of no upward chain.

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

Tenure: Leasehold

Renton &Parr
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Property Description

Communal entrance vestibule with lift access.

Entering the apartment into a welcoming entrance hallway with turned staircase to first floor along with useful understairs storage and a stylish refitted guest WC.

An attractive open-plan living dining kitchen forms the heart of the home, enjoying an abundance of natural light from two double glazed windows and French patio style doors opening to a Juliet balcony with elevated views. The kitchen is fitted with a range of Shaker-style wall and base units, complementary work surfaces with tiled splashbacks. Integrated appliances include a Smeg electric oven with four ring electric hob and extractor hood above. Space and plumbing for automatic washing machine, under counter dishwasher and recess for American style fridge freezer. An open archway opens into the living area.

To the first floor, a Velux rooflight illuminates the landing, which also provides access to a useful airing cupboard storage. The principal bedroom is a well proportioned double featuring fitted wardrobe storage and Jack and Jill access to the house bathroom, appointed with a contemporary white suite. Bedroom two is a further generous double room positioned to the rear.

The apartment has recently been redecorated throughout and benefits from newly fitted carpets, creating a fresh and move-in-ready home. Offered to the market with the benefit of no onward chain.

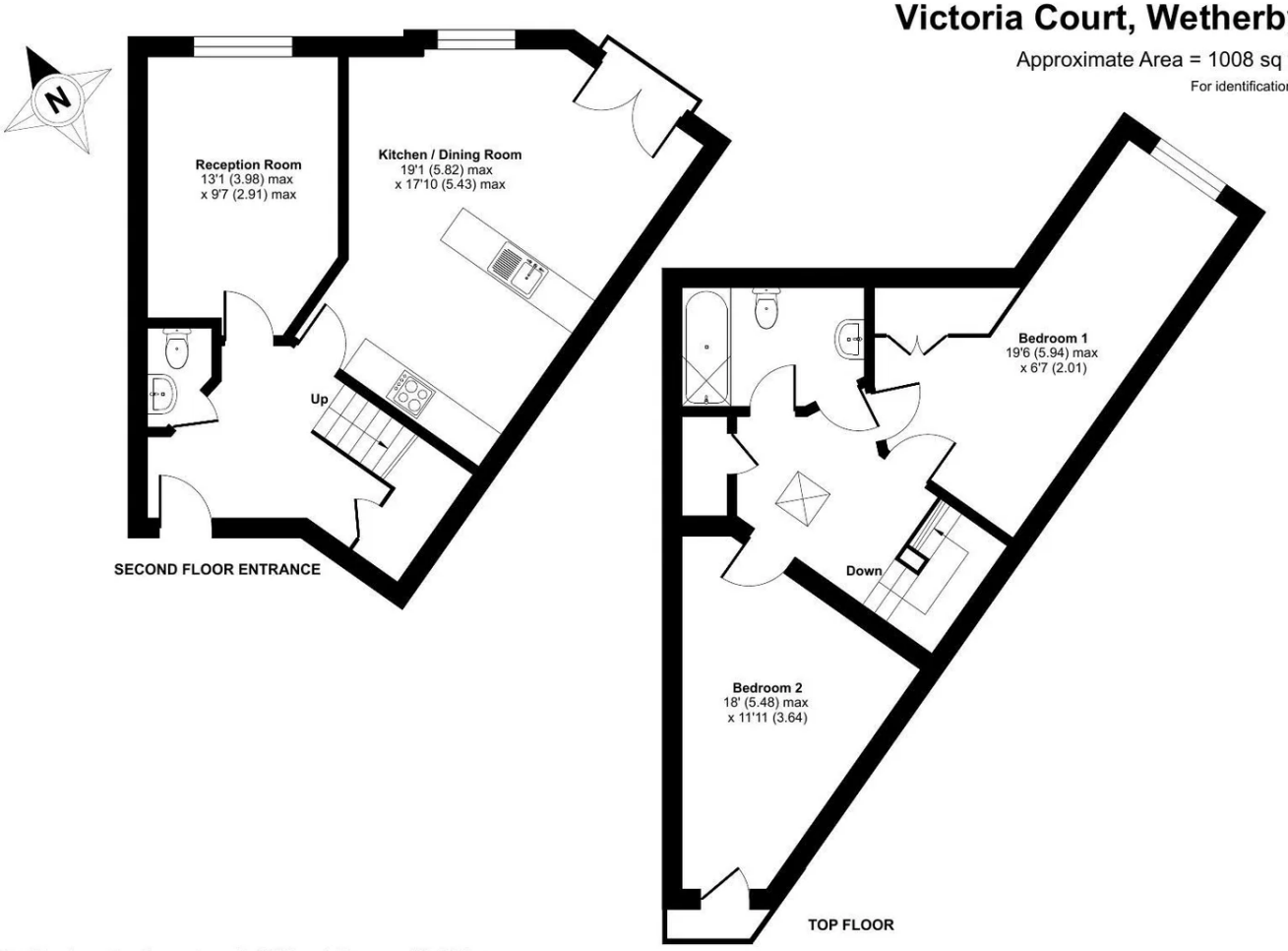
To the outside; the apartment enjoys a highly convenient position in the heart of Wetherby town centre and benefits from an allocated parking space, together with access to the communal bicycle and bin stores.

Tenure : The remainder of a 999 year lease from 2003. Ground rent £250 per annum. Service charge £1359.31 per annum. Insurance is approximately £394.87 per annum.

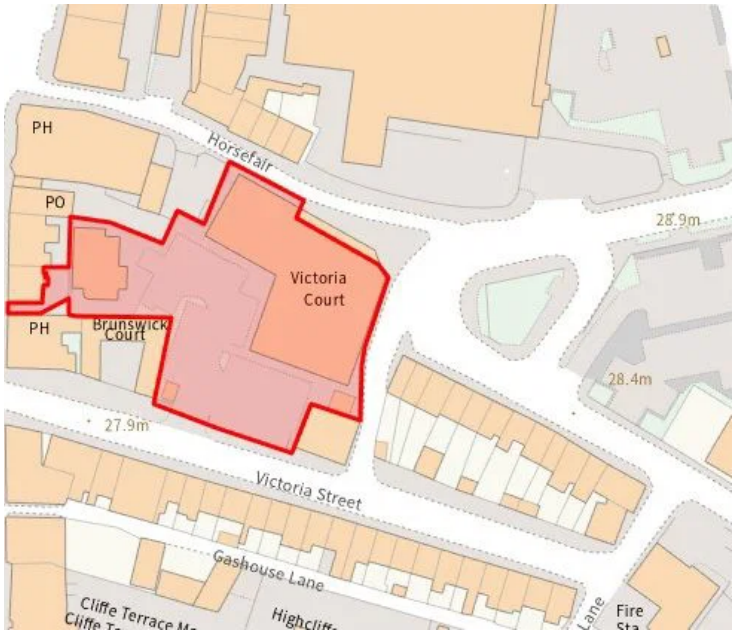
Victoria Court, Wetherby, LS22

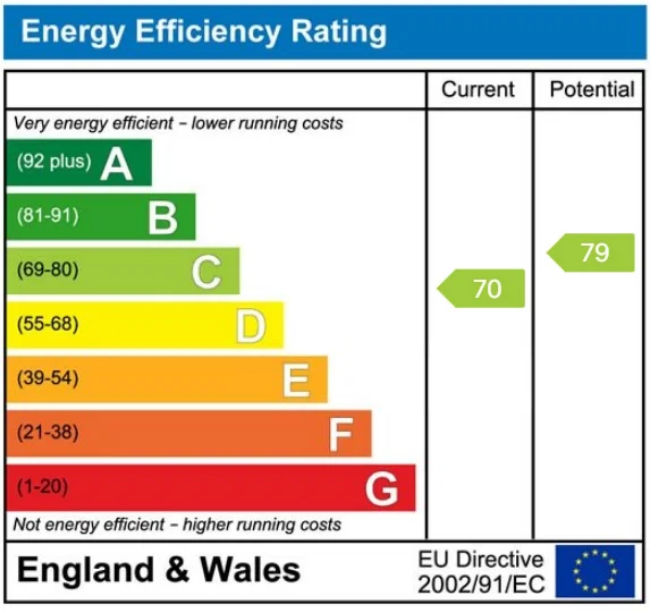
Approximate Area = 1008 sq ft / 93.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Thomlinsons. REF: 1515423





SERVICES
We understand mains water, electricity 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.

VIEWINGS
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

ANTI-MONEY LAUNDERING CHECKS
We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £35.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

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