



**TENURE**

Leasehold. The remainder of a 125 year lease from 2006. Annual service charge £3140.00. Annual ground rent £416.50.

**COUNCIL TAX**

Band F (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 December 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(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	



**Wetherby ~ 4 Bridge End, Boston Road, LS22 5HA**

A modern and spacious top floor apartment, positioned in a highly desirable and conveniently located development just moments from Wetherby town centre. This beautifully presented apartment offers stunning riverside views, generous open plan living space and two well proportioned double bedrooms, the principal having an en-suite and walk in dressing room.

- Stylish second floor apartment
- Stunning views over the river Wharfe and Wetherby town centre
- Two private balconies
- Open plan living space
- Recently installed kitchen with quality integrated appliances
- Two well equipped bathrooms
- Principal bedroom with walk-in wardrobe
- Secure gated parking for two cars, one undercover

**£430,000** 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.
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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

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## Property Description

Situated in a peaceful yet central location, 4 Bridge End is an exceptional two double bedroom, second floor apartment ideal for those seeking a secure, well-maintained home with excellent river views. Built in 2006/7 by Shepherd Homes, this apartment enjoys two private balconies, providing stunning views and a perfect spot for outdoor relaxation.

The accommodation benefits from gas fired central heating, double glazed windows and in further details comprises:-

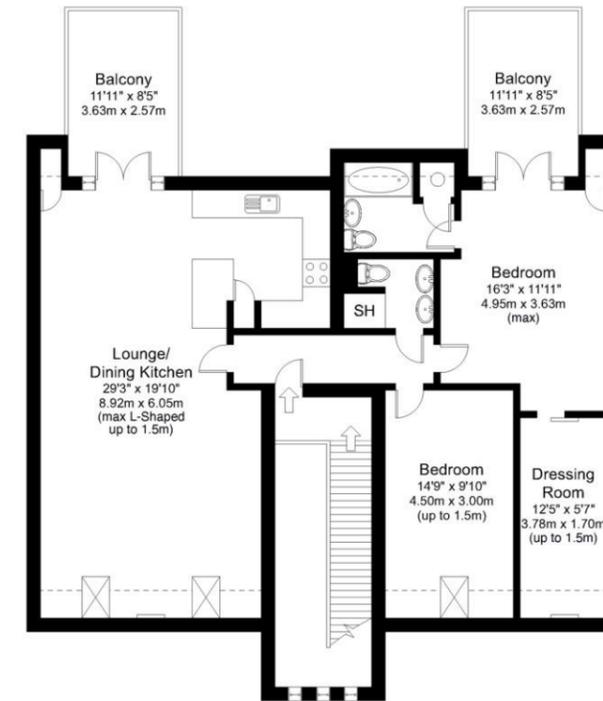
Located on the second floor accessible via communal entrance with staircase, entering in via private hallway, the apartment boasts a spacious living with dining area, having rear facing balcony that extends the living space outdoors. The newly fitted kitchen is fully equipped with integrated Neff appliances, including an oven with induction hob, washing machine and fridge-freezer, dishwasher along with a boiling water tap, stylish worktops and soft close handle-less units, offering both style and functionality

Both bedrooms are generously sized doubles, with the principal featuring walk-in wardrobe and a spacious en-suite bathroom, along with its own private east-facing balcony. The main bathroom and en-suite are both well-appointed, with modern fixtures and fittings, heated towel rails, tiled walls and floor covering.

To the outside the property benefits from secure gated parking with two allocated spaces, one of which is undercover. The apartment is serviced and managed by Smiths Co. and we understand there is a monthly charge of £225.00 which covers gardening, window cleaning, buildings insurance and maintenance, providing peace of mind for the homeowner. Available with no onward chain this apartment is well suited for those seeking a high quality, low maintenance property with fantastic views and ample outdoor space located within in minuets walk to an excellent range of amenities, bars, shops and restaurants. Early viewing advised to avoid disappointment.



4 Bridge End, Boston Road, Wetherby



Gross internal floor area excluding Communal Hallway and Eaves (approx.): 99 sq m (1,066 sq ft)  
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