



TENURE

Leasehold. The remainder of a 99 year lease from 1985. Ground rent £227 paid every six months. Annual service charge £2400.

COUNCIL TAX

Band B (from internet enquiry).

SERVICES

We understand mains water, electricity, electric 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(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 ~ 28 Home Paddock House, Deighton Road, LS22 7TE

This modernised one bedroom first floor, purpose-built retirement apartment is located within an attractive and well-established development designed for the over 60s. Situated in a highly convenient location the apartment is within easy level walking distance of Wetherby town centre, offering excellent access to local amenities, shops, and services.

- Tastefully decorated and well-presented one bedroom first floor apartment
- A light and airy feel with dual aspect to front and side
- Entry phone system and lift available to all floors
- Sitting room with dual aspect
- Modern fitted kitchen
- Double bedroom with fitted wardrobes
- Delightful, landscaped gardens and parking
- No upward chain

£76,000 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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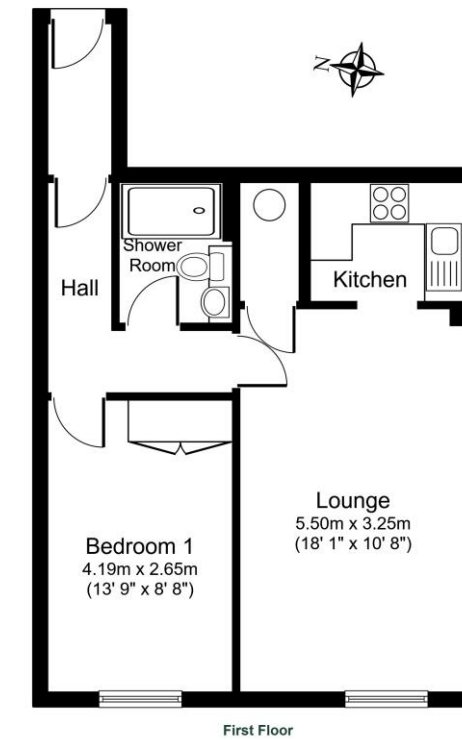
Property Description

This tastefully decorated one bedroom first floor apartment enjoys a corner position with both front and side aspects, allowing for plenty of natural light. The property features double glazed windows, recently fitted electric heating and an entry phone system. Home Paddock House offers a resident's house manager, care-line response system, residents' lounge, communal laundry and an overnight guest suite.

Well-presented and available with no upward chain, the apartment includes a private hall with wood-effect laminate flooring, a further inner hallway with an electric radiator leads to a spacious double bedroom with ample storage and a front facing window. The modern shower room is fitted with a low flush WC, vanity wash basin and a walk-in shower cubicle.

The light filled living room benefits from dual aspects and views over communal gardens. It includes an attractive fireplace with an electric fire and radiator, TV aerial, and a storage cupboard. The kitchen features modern maple-fronted units, an integrated Bosch oven, Hotpoint hob, and space for a fridge/freezer, with plumbing for a dishwasher or washing machine, hot water heater fitted under sink.

This apartment offers a comfortable and well-maintained living space, ideal for those seeking a modern retirement home in a well-established development with excellent communal amenities.



NOT TO SCALE For layout guidance only
Total floor area 46.0 sq.m. (495 sq.ft.) Approx

