



TENURE

Leasehold. The remainder of a 999 year lease from 1 January 1984. Ground rent and service charge payable approx £1440 per annum.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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 ~ 1 North Grove Court, LS22 7GB

An attractive two bedroom ground floor apartment modernised and improved, set in well maintained communal gardens within walking distance of the town centre. No onward chain

- Two double bedrooms
- Spacious living room with bay window
- Modern kitchen with integrated appliances
- Modern stylish shower room fully tiled
- Gas central heating, underfloor heating and double glazed windows
- Tastefully decorated throughout
- Parking space and communal gardens

£195,000 PRICE REGION



MISREPRESENTATION ACT

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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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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

An attractive and well-presented two-bedroom ground floor apartment forming part of a small block of six, set within established and well-maintained communal gardens. The property occupies a convenient position within easy walking distance of Wetherby town centre, which offers a wide range of shops, cafés, and local amenities.

Offered with no onward chain, this appealing home has been tastefully decorated and modernised throughout. It benefits from gas-fired central heating, double glazed windows, and underfloor heating to the kitchen and shower room. Movement sensor lighting is also installed for added convenience.

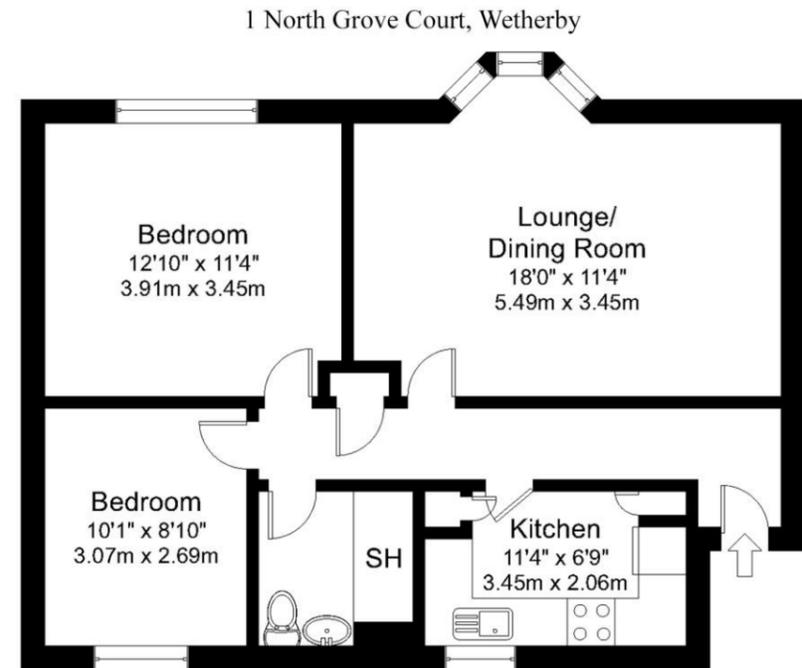
The accommodation includes a communal entrance hall giving access to a private hallway with a useful built-in storage cupboard housing a Worcester Bosch gas-fired central heating boiler. The generous lounge features a bay window and an attractive modern fireplace with electric fire, providing a focal point to the room.

The refitted kitchen offers a comprehensive range of cream-fronted wall and base units, including cupboards, drawers, and a larder cupboard, with work surfaces and tiled surrounds. There is a sink unit, illuminated display cabinets, and under-unit lighting. Integrated appliances include an oven and microwave, hob with hood above, dishwasher, fridge freezer, and washing machine. The tiled floor benefits from underfloor heating.

There are two spacious double bedrooms, both offering ample space for furniture. The modern shower room is fully tiled and fitted with a walk-in shower, low flush WC, wash basin, and a chrome heated towel rail, with underfloor heating completing the room.

Externally, the property enjoys access to attractive communal landscaped gardens. There is an allocated parking space in the rear car park together with additional visitor parking.

North Grove Court is ideally situated for those seeking convenient access to Wetherby town centre and its excellent range of local amenities. The property also offers easy access to surrounding towns and cities via the nearby A1(M), making it a superb choice for both owner-occupiers and investors alike.



Gross internal floor area (approx.): 62.2 sq m (670 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

