



## Victoria Court, Wetherby

- TWO BEDROOM FIRST FLOOR APARTMENT
- PARKING SPACE
- CLOSE TO LOCAL AMENITIES

- MARKS & SPENCERS RIGHT ON YOUR DOORSTEP
- LARGE SUN TERRACE
- EPC RATING - C / COUNCIL TAX BAND - D

**Offers Over £220,000**

**Tenure: Leasehold**

**HUNTERS®**  
HERE TO GET *you* THERE

# Victoria Court, Wetherby

## DESCRIPTION

Hunters Wetherby are delighted to offer to the market this rare opportunity to acquire this two bedroom apartment above the Marks & Spencers Food hall with a large sun terrace!

On entering the property accessed by the main building doors is a communal hallway with the staircase leading to the first floor apartment. There is also an elevator.

The property comprises of two bedrooms, reception room, kitchen and house bathroom.

The lounge is a lovely size with access to the sun terrace through the patio doors. Just imagine summer evenings with the doors opening enjoying a relaxing dinner with family.

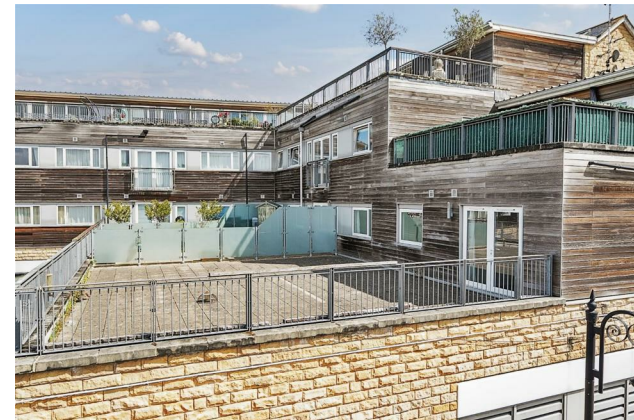
The kitchen is fitted with a range of wall and base units featuring integral oven and hob, dishwasher and a Smeg washer and dryer.

There are two double bedrooms. Bedroom one benefits from built in wardrobes, The house bathroom completes the apartment consisting of shower over bath, low level w/c, heated towel rail and wash hand basin.

This really is a opportunity for someone with a little bit of vision that could create an amazing place to live in central Wetherby!

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Abergford.

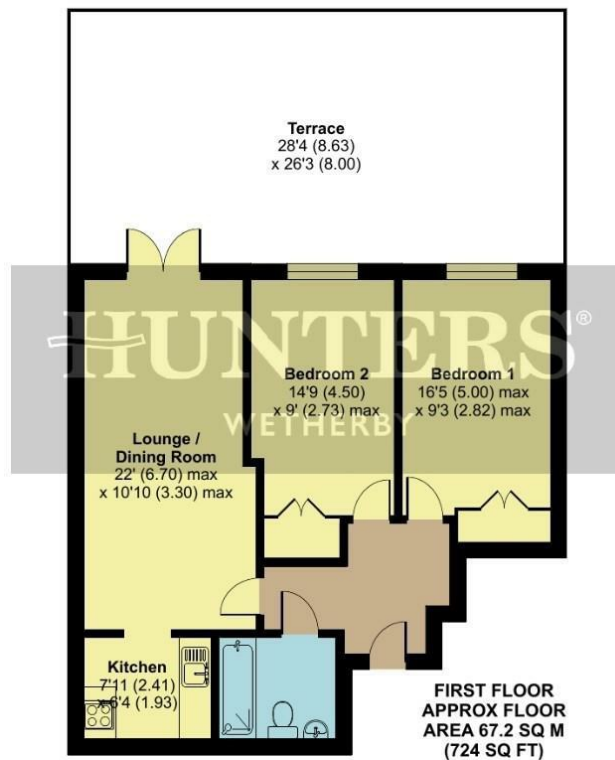
AGENTS NOTE: The service charge is £1929.05 per year. The ground rent is £250.00 per year and the insurance is £394.87 as of last year.



## Victoria Court, Wetherby, LS22

Approximate Area = 724 sq ft / 67.2 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). © nchecon 2025. Produced for Hunters Property Group. REF: 1329492

### Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



Council Tax: D

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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