



## Deighton Road, , Wetherby, LS22 7BB

- MODERN FIRST FLOOR APARTMENT
- TWO GOOD SIZED BEDROOMS
- COMMUNAL GROUNDS & PRIVATE PARKING
- OPEN PLAN LIVING DINING KITCHEN
- MODERN HOUSE BATHROOM & EN SUITE SHOWER ROOM
- EPC - D / COUNCIL TAX - B

**Offers Over £180,000**



# Deighton Road, , Wetherby, LS22 7BB

## DESCRIPTION

Tenure: Leasehold

Occupying an enviable position, just a short walkable distance from Wetherby market town centre, this attractive residence provides a fine example of single level living. Offering generous proportions, the property has been finished to the highest of standards, whilst offering private undercover parking.

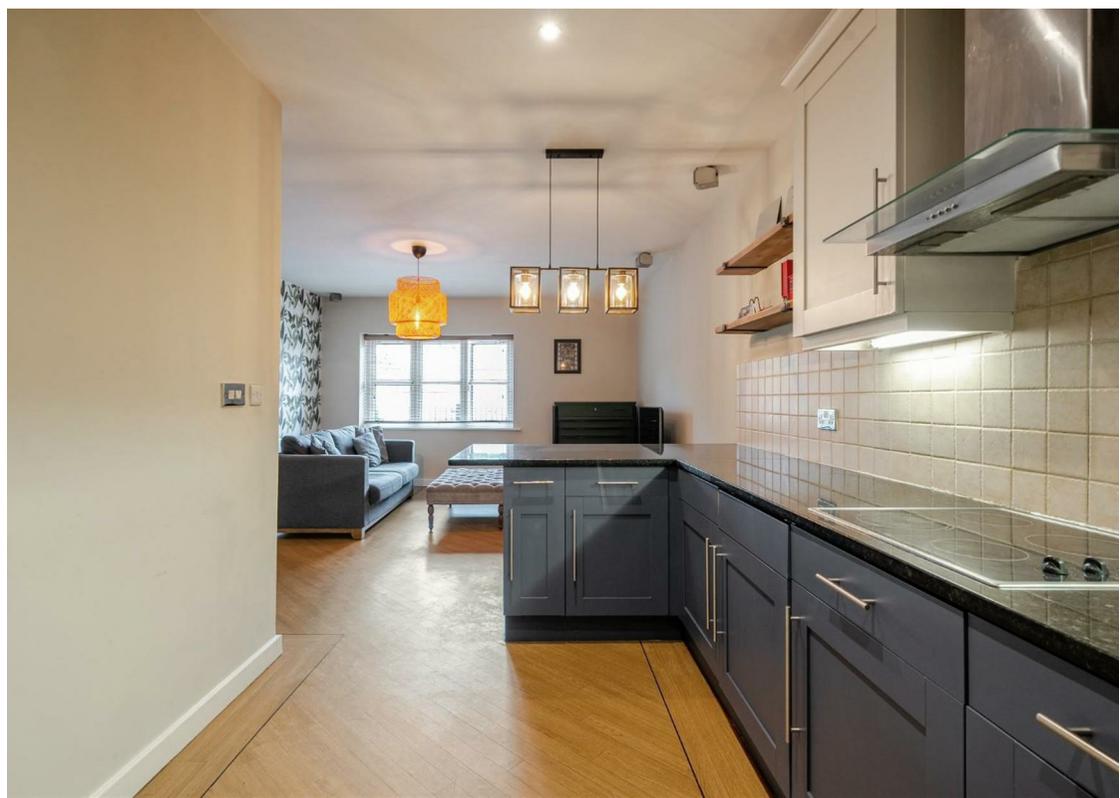
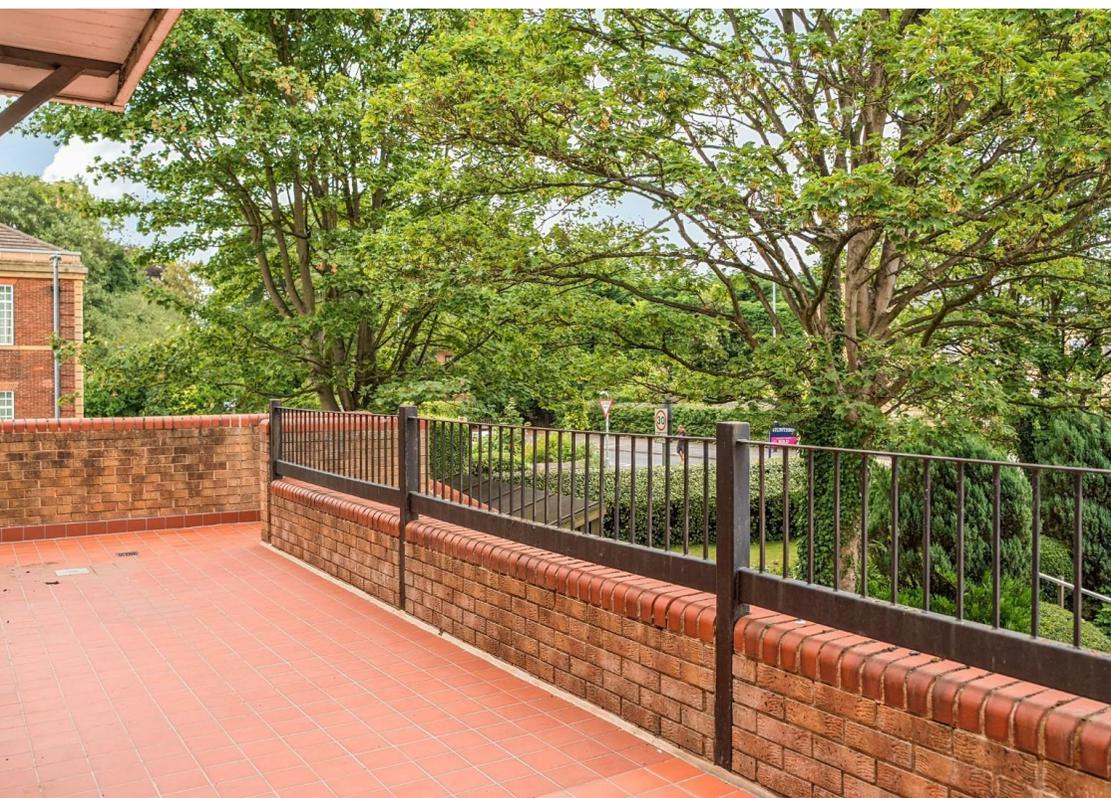
On entering the property, the welcoming entrance hallway provides access to all the principal rooms and offers useful storage facilities. The open plan living dining kitchen provides a wealth of quality fitted appliances and cupboards, whilst providing a central hub to this modern and spacious apartment.

At the opposing side of the entrance hallway sits two good size bedrooms – one of which is serviced by an en-suite shower room, alongside a modern house bathroom.

Occupying a most convenient position within the favoured area of Wetherby, the property is nestled within a small community which offers well-maintained and most pleasant grounds, alongside private undercover parking. There is further parking facilities for both residents and guests.

This much sought-after area is within easy level walking distance of this popular market town and the renowned Wetherby golf course. Wetherby market town provides a wide choice of shops, recreational amenities and schools for all age groups. The area is rightly popular with those working in Leeds, Harrogate and York, with the nearby A1 providing excellent access to the region's motorway network.

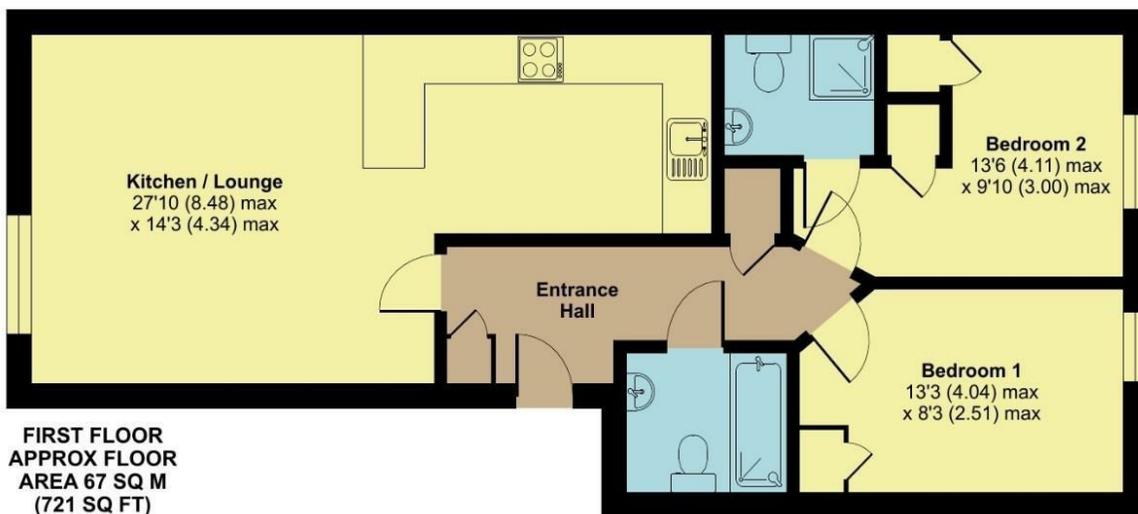




# Deighton Road, Wetherby, LS22

Approximate Area = 721 sq ft / 67 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: 1328538

## Viewings

Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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