



## Wetherby ~ 13 Coach House Court, 14 Deighton Road, LS22 7TE

**Offers Over £300,000**

A contemporary and beautifully presented second floor apartment boasting open plan living accommodation with two double bedrooms, one having en-suite shower facility. A popular gated development only a short level walking distance to Wetherby town centre. Available with benefit of no onward chain.

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

Council Tax Band: D

Tenure: Leasehold



## Property Description

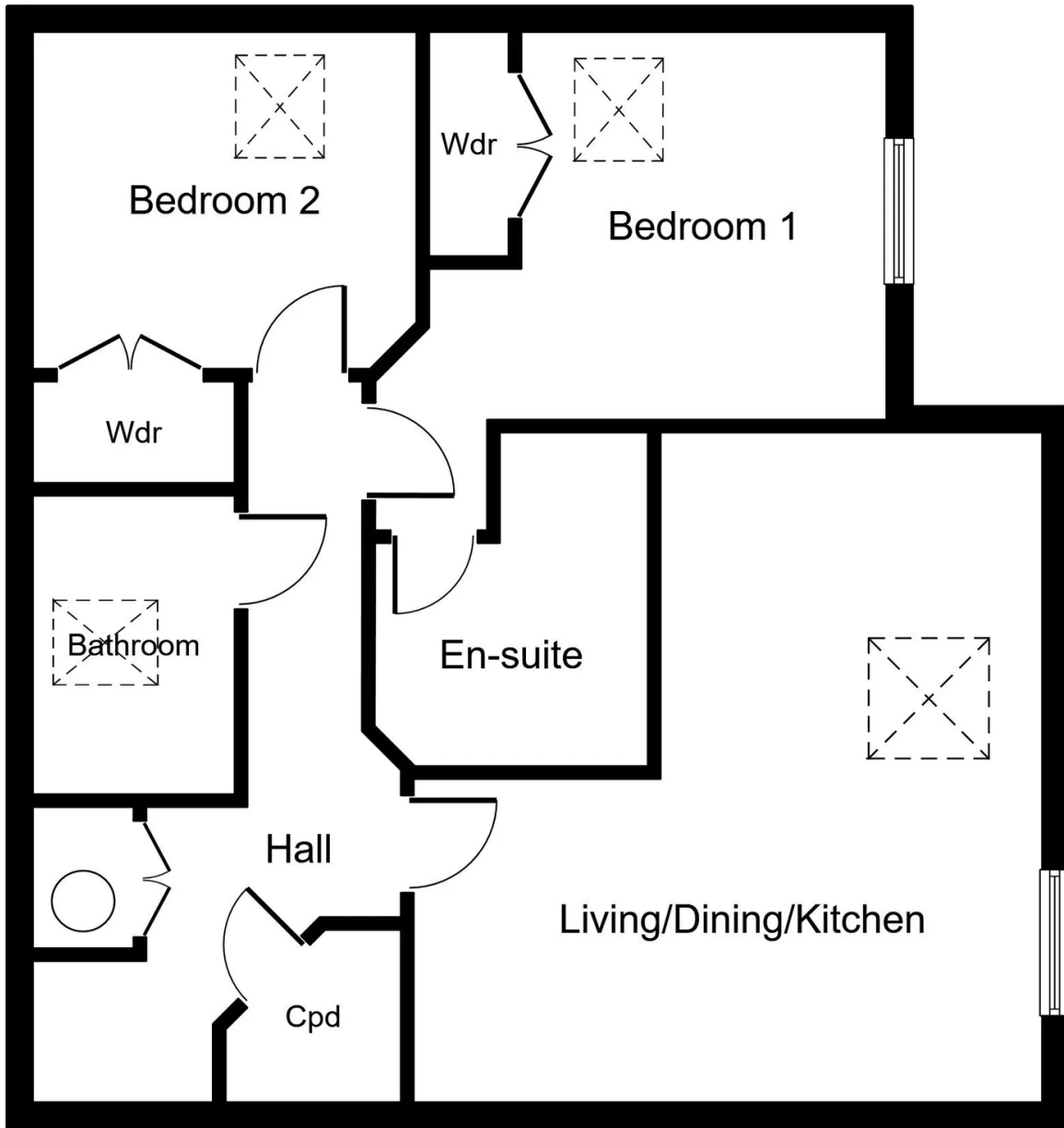
A communal entrance hall with staircase and lift rising to the second floor. Upon entering the apartment, a central inner hallway provides excellent storage, including a cloaks cupboard with telephone intercom system for the main entrance, and a separate utility/boiler cupboard housing a wall-mounted Worcester boiler with space and plumbing for an automatic washing machine.

The open-plan living dining kitchen is an attractive and versatile space, enhanced by a Velux window and shaped dormer window that flood the room with natural light. The kitchen features a contemporary range of shaker-fronted wall and base units with complementary work surfaces and matching upstands. Integrated Neff appliances include fridge, freezer, under-counter dishwasher, electric double oven with grill, and a four-ring electric hob with extractor above. The dining area opens seamlessly into a well-presented living space.

Bedroom one is a generous double with mirror-fronted fitted wardrobes, Velux window and additional double-glazed window. The en-suite shower room comprises a low-flush WC, vanity wash basin and step-in shower cubicle with part-tiled walls and tiled flooring.

Bedroom two is also a comfortable double with fitted wardrobes and window. The house bathroom is fitted with a modern white suite including low-flush WC, floating pedestal wash basin and panelled bath with handheld shower attachment, complemented by part-tiled walls and tiled flooring.

Externally, the apartment is set behind electric security gates within a modern and well-maintained development, enjoying enclosed communal gardens. The property further benefits from two allocated parking spaces to the rear, along with additional visitor parking.



**Ground Floor**

13 Coach House Court, Deighton Road, Wetherby, LS22 7TE NOT TO SCALE For layout



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

## SERVICES

We understand mains water, gas, electricity, 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.

## VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

## ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £30.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

## MISREPRESENTATION ACT

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