



SECOND FLOOR

39 Tatterton Lodge, York Road, Wetherby, LS22 7AA NOT TO SCALE For layout guidance onl  
Total floor area 48.87 sq.m. (526.03 sq.ft.) Approx

**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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**Wetherby ~ 39 Tatterton Lodge, York Road, LS22 7AA**

A modern second floor retirement Apartment located at the rear of this newly completed development of one and two bedroom retirement properties. Conveniently located for ease of access to town centre amenities. No upward chain. OPEN TO OFFERS.

- Generous size double bedroom with fitted wardrobe
- Fully fitted kitchen with integrated appliances
- Owners lounge and kitchen with regular social events
- 24 hour care-line system for safety and security
- Guest suite for visitors
- Local bus services ideally located just outside

**£185,000 OFFERS REGION FOR THE LEASEHOLD**

 **1 Recep**
 **1 Bed**
 **1 Shower**



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731  
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All-round excellence, all round Wetherby since 1950



**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 Aberford.

**DIRECTIONS**

Proceeding out of Wetherby along North Street turn right into York Road and Tatterton Lodge is on the left hand side.

**THE PROPERTY**

Tatterton Lodge is a newly completed development of one and two bedroom retirement properties. Each apartment is self-contained and benefits from the use of the owners lounge and coffee bar. There is a lodge manager as well as 24 hour emergency care-line assistant. Tatterton lodge benefits from air source heating which is included within the service charge. All floors are served by staircase and lift. The accommodation in further detail comprises :-

**ENTRANCE HALL**

With linen/storage cupboard having shelving and light.

**LIVING ROOM**

18' 6" x 10' 6" (5.64m x 3.2m) With attractive fireplace and electric fire, ceiling cornice, radiator, double glazed window overlooking gardens to rear, T.V. and telephone point.



**KITCHEN**

7' 10" x 7' 2" (2.39m x 2.18m) max Well-fitted with a range of wall and base units including cupboards and drawers, worktops, tiled surrounds, stainless steel sink unit with mixer tap, Zanussi appliances including oven, hob and hood, fridge, freezer and washing machine. LED ceiling lighting, Dimplex heater.



**DOUBLE BEDROOM**

19' 7" x 9' 2" (5.97m x 2.79m) overall Including fitted wardrobes with sliding mirrored doors, T.V. and telephone points, radiator, double glazed window overlooking landscaped gardens to rear, loft access.



**SHOWER ROOM**

Tiled walls and white suite comprising shower cubicle, low flush w.c., vanity wash basin, medicine cabinet, chrome heated towel rail.



**TO THE OUTSIDE**

The apartment is situated on the second floor and overlooks delightful landscaped gardens to the rear. Parking available.



**TENURE**

Leasehold. The remainder of a 125 year lease from December 2016. Ground rent £575.00 per annum paid

half yearly in advance. Service charge £3,901.74 per annum paid half yearly in advance which includes the Lodge Manager, safety and security, general communal expenses including window cleaning, garden maintenance, cleaning of communal areas, air-source heating, re-decoration fund, lift maintenance, lodge management and admin.

**COUNCIL TAX**

Band C (from internet enquiry).

**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

Details prepared May 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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	