

**COUNCIL TAX**

Band D (from internet enquiry).

**VIEWING**

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

**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 content furniture etc photographed are included

Details prepared March 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



25 Tatterton Lodge, York Road, Wetherby, LS22 7AA NOT TO SCALE For layout guidance onl

**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 ~ 25 Tatterton Lodge, York Road, LS22 7AA**

A light and spacious two-bedroom first floor apartment enjoying a southerly facing aspect to the front of the development. Tatterton Lodge is a popular retirement development of one and two bedroom properties conveniently located for easy access to the town centre and excellent surrounding amenities.

- Spacious living room with well-fitted kitchen
- Zanussi kitchen appliances included
- Two double bedrooms one with fitted wardrobes
- Luxury shower room and three individual storage cupboards in the hallway
- 24-hour care line support
- Use of communal lounge, landscaped gardens and parking to the front

**£325,000** PRICE REGION FOR THE LEASEHOLD



**1 Recep**



**2 Beds**



**Shower Room**



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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## 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 development of 1 and 2 bedroom retirement apartments, at least one resident must be over the age of 60 with the second resident over the age of 55.



Each apartment is self contained and benefits from the use of the owners lounge and coffee bar. Tatterton Lodge has been designed with safety and security at the fore-front, all apartments and communal areas have an emergency care-line system installed, monitored by the on-site Lodge

Manager during the day and 24-hour and 365 days a year by care line team.

The spacious first floor apartment is well designed with south facing aspect at the front, benefiting from energy efficient heating system by means of a ground source heat pump, double glazing, the accommodation in further detail comprises :-

## ENTRANCE HALL

Ceiling cornice thermostat, radiator, three built in cupboards/wardrobe storage facilities.

## LOUNGE

20' 8" x 10' 1" (6.3m x 3.07m) including double glazed bay window to front Radiator, ceiling cornice, T.V. and telephone points, fireplace with electric fire.



## KITCHEN

7' 10" x 7' 9" (2.39m x 2.36m) Well-fitted with range of wall and base units including cupboards and drawers, worktops with tiled surrounds, stainless steel sink unit with mixer taps, integrated appliances including Zanussi oven, hob and extractor hood above, fridge freezer and washing machine, under wall unit lighting, ceiling lighting, Dimplex heater.



## BEDROOM ONE

17' 8" x 9' 2" (5.38m x 2.79m)

Double glazed window to front, radiator, ceiling cornice.



## BEDROOM TWO

15' 10" x 10' (4.83m x 3.05m)

Double glazed window to front, radiator, ceiling cornice, fitted wardrobes with sliding mirror doors.



## SHOWER ROOM



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

## TO THE OUTSIDE

The property enjoys the use of communal landscaped gardens to the rear and parking is available for apartment owners at the front.



## TENURE

Leasehold. The remainder of a 125 year lease from 2016. The property is managed by Millstream Management Services Ltd who will be responsible for collecting the management charge which includes ground rent and service charge covering all exterior maintenance and redecoration and upkeep of common areas. Window cleaning and garden maintenance together with services of a full time lodge manager, 24 hour care-line monitoring, heating, water and cleaning of the owners lounge and more. The current annual service charge is £3344.22 for period ending 31<sup>st</sup> May 2022 paid half yearly in advance. The annual ground rent is £625 paid half yearly in advance.