

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.

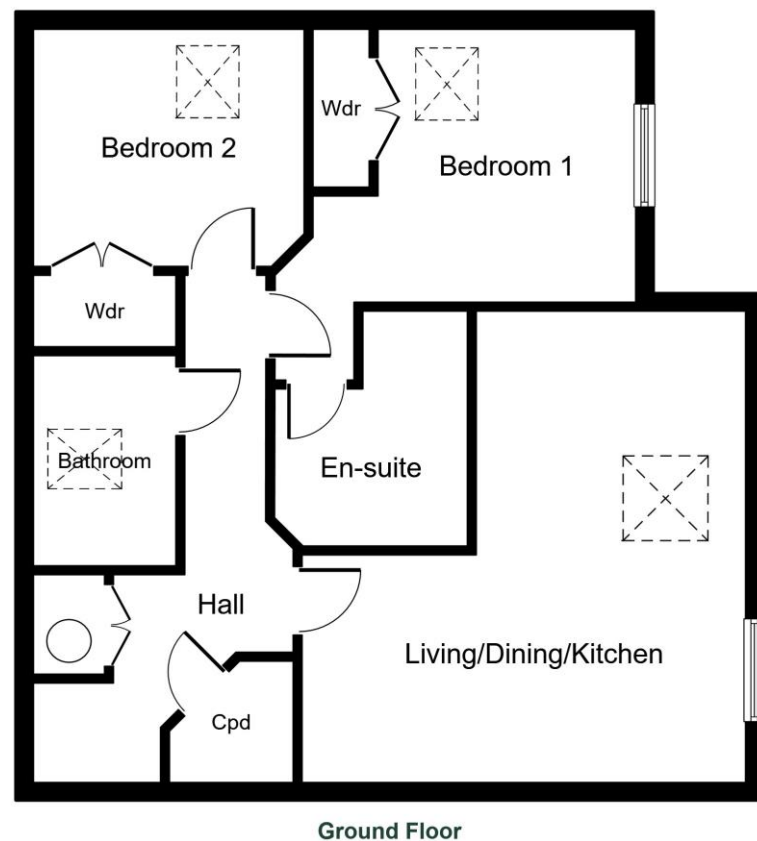
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

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

Details prepared February 2023

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



Ground Floor

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

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

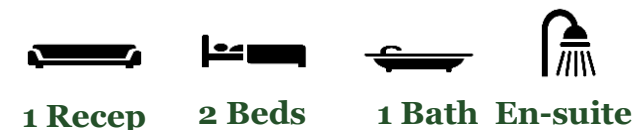
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Wetherby ~ 13 Coach House Court, Deighton Road, LS22 7TE

A modern 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.

- Modern second floor apartment (with lift available)
- Two double bedrooms, principal having en-suite shower facility
- Separate house bathroom
- Recently redecorated throughout
- Open plan living kitchen/diner
- Two allocated parking spaces



£295,000 PRICE REGION FOR THE LEASEHOLD



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ESTATE AGENTS
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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. Enter Deighton Road and Coach House Court is situated on the right hand side set behind electric security gates, identified by a Renton & Parr for sale sign.



THE PROPERTY

A beautifully presented and modernised two double bed roomed second floor apartment revealing light and spacious accommodation benefiting from gas fired central heating and double glazed windows. Available with the benefit of no onward chain, the accommodation in further detail giving approximate room dimensions comprises :-

COMMUNAL ENTRANCE

With stairs or lift up to the second floor.

INNER HALL

With an abundance of storage options comprising cloaks cupboard with telephone intercom system for front door, separate utility/boiler cupboard with space and plumbing for washer/dryer along with wall mounted Worcester Bosch boiler and additional useful store cupboard with fitted shelves.

OPEN PLAN LIVING KITCHEN/DINER

5.5m x 5.2m (18'0" x 17'0") narrowing to 2.7m (8'10") overall

Kitchen area is fitted with a range of Shaker style wall and base units, cupboards and drawers with Corian worksurfaces and matching up-stand, one and a quarter

inset sink unit with mixer tap. Integrated appliances include 50/50 split fridge freezer, dishwasher, double Neff cooker with four ring ceramic hob and extractor hood above, wood effect floor covering, LED ceiling spotlights and extractor fan.



LIVING/DINING ROOM

With comfortable space for dining table and chairs to the rear with radiator and double glazed window to the rear elevation, ceiling spotlights, Velux window over living area with further radiator, wall mounted T.V. aerial.



BEDROOM ONE

4m x 3m (13'1" x 9'10") A comfortable double bedroom with dual aspect having double glazed windows to rear and Velux window to side elevation, double radiator beneath, built in double wardrobes with hanging space and shelving within, internal door leading to :-



EN-SUITE SHOWER

A modern suite comprising low flush w.c., with concealed cistern, vanity wash basin with drawer beneath, walk-in shower cubicle with tiled walls, matching half height wall tiles as well as floor tiles with underfloor heating. Chrome ladder effect heated towel rail, ceiling spotlights, extractor fan.



BEDROOM TWO

3.4m x 2.8m (11'1" x 9'2")

With Velux window to side elevation, built in double wardrobes, telephone point, single radiator.



HOUSE BATHROOM

A modern white suite comprising half pedestal wash basin, low flush w.c., with concealed cistern, panelled bath with shower handpiece, part tiled walls and floor tiles, large chrome ladder effect heated towel rail, double shaver socket, Velux window, ceiling spotlights, extractor fan.



TO THE OUTSIDE

Set behind electric security gates this modern apartment block benefits from well-tended and enclosed communal gardens. In addition, there are two allocated parking spaces with the apartment to the rear along with visitor parking available.

COUNCIL TAX

Band D (from internet enquiry)

TENURE

Leasehold. The remainder of a 125 year lease from 2010. Annual service charge £2,000. Ground rent £150.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.