

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 March 2023

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



Ground Floor

NOT TO SCALE FOR LAYOUT GUIDANCE ONLY

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 ~ 5 Coach House Court, 14 Deighton Road, LS22 7TE

An excellent ground floor apartment situated within this modern purpose built gated development only a short level walking distance from the town centre and excellent amenities. Available with the benefit of no onward chain.

- Spacious ground floor apartment
- Two bedrooms and two bathrooms
- Open plan living dining area and kitchen
- Gas central heating and double glazing
- Two allocated parking spaces in a secure gated complex
- Communal gardens

£315,000 PRICE REGION FOR THE LEASEHOLD


1 Recep


2 Beds


2 Baths



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

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 which becomes Deighton Road and Coach House Court is situated on the right hand side.

THE PROPERTY

A spacious two bedroom ground floor apartment centrally heated and double glazed, arguably one of the best positions within the development.

The accommodation in further detail comprises :-

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Security entrance door Leading to :-

PRIVATE HALL

With radiator, cloaks cupboard with boiler and plumbed for automatic washing machine.

OPEN PLAN LOUNGE WITH KITCHEN AREA

8.41m (27'7") overall

LOUNGE AREA

5.28m x 3.66m (17'4" x 12'0")

Double glazed window to side, French window to front, LED ceiling lighting, radiator.



KITCHEN AREA

3.05m x 2.29m (10'0" x 7'6")

Shaker style wall and base units including cupboards and drawers, worktops, one and a half bowl sink unit, integrated appliances including double oven, hob and hood, fridge freezer and dishwasher.



BEDROOM ONE

5.18m x 2.74m (17'0" x 9'0")

Including wardrobes, double glazed windows to front and side. Radiator .



EN-SUITE SHOWER

Shower cubicle, low flush w.c., vanity wash basin, half tiled walls, tiled floor, heated towel rail.



BEDROOM TWO

2.92m x 2.9m (9'7" x 9'6") plus 1.6m x 1.04m (5'3" x 3'5")

Door recess. Double wardrobe, double glazed windows to side and rear. Radiator.



BATHROOM

2.44m x 1.68m (8'0" x 5'6")

A white suite comprising panelled bath, half pedestal wash basin, low flush w.c., half tiled walls, tiled floor, heated towel rail.



TO THE OUTSIDE

Contained within a gated complex with communal gardens, there are two allocated parking spaces, one at the front and one to the rear, together with visitor parking bays available.



COUNCIL TAX

Band E (from internet enquiry)

TENURE

Leasehold. With the remainder of a 125 year lease from October 2008. Ground rent £125. Service charge £2437.81 per annum for 2022.

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.