

courtyard with comfortable space for seating. There is also allocated parking for two vehicles to the front.

REAR GARDEN

An attractive and enclosed rear courtyard with low maintenance astro-turf area as well creating the ideal space for outdoor entertaining and 'al-fresco' dining while enjoying the "open-aspect" and views over the River Wharfe towards Wetherby town.



Details prepared February 2023

COUNCIL TAX

Band E (from internet enquiry).

TENURE

Leasehold. The remainder of a 982 year lease from 2003. (ie. 982 years remaining). Service charge £460 per annum. Ground rent £200 per annum.

VIEWING

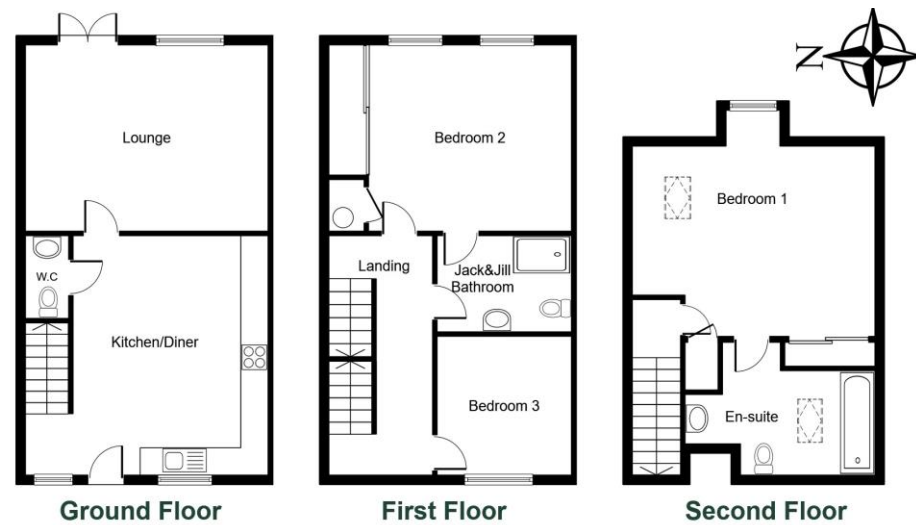
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

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 contents/furnishings, furniture etc photographed are included in the sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



24 Micklethwaite Steps, Wetherby, LS22 5LD

Total floor area 138 sq.m. (1,485.4 sq.ft.) Approx

NOT TO SCALE For layout guidance only



Wetherby ~ 24 Micklethwaite Steps, LS22 5LD

A beautifully presented and well-balanced modern town house arranged over three floors with an impressive bedroom suite to the second floor revealing exceptional views over the Wharfe towards Wetherby town centre. Altogether located on this highly sought after residential development.

- Beautifully presented 3 bedroom modern town house
- Exclusive residential development within walking distance to Wetherby
- Superb kitchen diner with integrated appliances
- Lounge with French doors to rear
- Two double bedrooms having en-suite facilities

1 Recep 3 Beds 1 Bath 1 En-suite

£435,000 PRICE REGION FOR THE LEASEHOLD

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

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

Micklethwaite is a development by Crosby Homes standing in an elevated position on the banks of the River Wharfe. From the town centre proceeding over the bridge, turn second right into Micklethwaite Grove and second right again into Micklethwaite Mews which leads to Micklethwaite Steps and the property is located on the right hand side, identified by a Renton & Parr for sale board.

THE PROPERTY

Offered to the open market with the benefit of no onward chain this immaculately presented and tastefully decorated three double bedroom modern town house has allocated parking for two vehicles and enclosed private garden to rear. Enjoying views over the Wharfe towards Wetherby the property in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

FRONT ENTRANCE

Access gained via hardwood front door with glazed panel, double glazed window to side, radiator beneath, staircase to first floor.

KITCHEN/DINER

5.1m x 4.3m (16'8" x 14'1")



A generous space with a stylish and comprehensively fitted kitchen comprising a range of gloss wall and base units,

cupboards and drawers, laminate work surfaces, inset one and a quarter sink unit with mixer tap. Integrated appliances include 50/50 split fridge freezer, double stacked Bosch oven with matching four ring Bosch hob and automatic washer dryer, integral dishwasher. With double glazed window to front elevation, pelmet and kick-board LED lighting, as well as ceiling spots, T.V. aerial, radiator, useful downstairs storage cupboard.



DOWNSTAIRS W.C.

A stylish white suite comprising low flush w.c., vanity wash basin, part tiled walls and floor tiles, chrome ladder effect heated towel rail, ceiling spotlights, extractor fan.

LOUNGE

5.3m x 3.9m (17'4" x 12'9")

A lovely light room with double glazed window to rear, as well as double French doors leading out to rear courtyard. Two radiators, T.V. aerial, ceiling spotlights.



FIRST FLOOR

LANDING AREA

With radiator and double glazed window to front elevation.

BEDROOM TWO

4.6m x 4m (15'1" x 13'1")

A comfortable double bedroom with two double glazed windows to rear revealing far reaching views over the Wharfe towards Wetherby town. Fitted with quality wardrobes to one side with sliding mirrored doors, additional built-in storage/airing cupboard housing boiler and water tank. Ceiling spotlights, T.V aerial, internal door leading to :-



JACK & JILL EN-SUITE SHOWER

A generous shower room fitted with modern suite comprising low flush w.c., vanity wash basin with drawers beneath, attractive wall and floor tiles and underfloor heating, large walk-in shower cubicle, ceiling spotlights, extractor fan, chrome ladder effect heated towel rail.



BEDROOM THREE

3.1m x 3m (10'2" x 9'10")

Currently used as a home office with double glazed windows to front elevation, radiator beneath, decorative ceiling cornice.

SECOND FLOOR

HALF LANDING

With radiator and doorway leading to :-

BEDROOM ONE

5.3m x 4.6m (17'4" x 15'1") plus recess for dormer window A spacious bedroom with walk-in dormer window to rear revealing far reaching views over towards Wetherby, radiator beneath, additional Velux window to side with second radiator, T.V. aerial, loft access hatch. Built in store cupboard as well as fitted double wardrobes with modern sliding doors.



Internal doorway leading to :-

LUXURY EN-SUITE BATHROOM

Fitted with a most stylish white suite comprising low flush w.c., vanity wash basin with drawers beneath, tiled bath with shower over and shower screen, tiled walls and floor tiles with underfloor heating, chrome ladder effect heated towel rail, Velux window, ceiling spotlights, extractor fan.



TO THE OUTSIDE

To the front the property enjoys a low maintenance