

rent £200

**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.

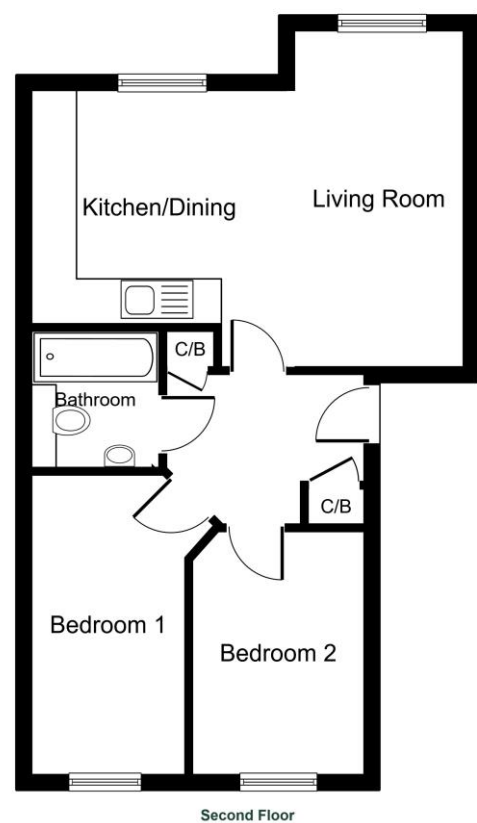
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**

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

Details prepared February 2023

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		



43 pentagon Way, Wetherby, LS22 6AU NOT TO SCALE For layout guidance only



**Wetherby ~ 43 Pentagon Way, LS22 6AU**

An attractive two bedroom first floor apartment revealing stylish and contemporary open plan living accommodation within this highly sought after new build development of Spofforth Park, conveniently placed for Wetherby town centre and commuting further afield to Harrogate, Leeds and York.

- Open plan living kitchen dining accommodation
- Two bedrooms
- House bathroom
- Allocated parking space and access to visitor parking
- Bin store and access to communal bike store
- No onward chain

**£219,950** PRICE REGION FOR THE LEASEHOLD

  
**1 Recep**

  
**2 Beds**

  
**1 Bath**

**MISREPRESENTATION ACT**

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

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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CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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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. Edit | Delete

### DIRECTIONS

Proceeding from Wetherby along Spofforth Hill turn right into the Spofforth Park development onto Ingsbarrow Gate, turn right onto Bridle Way then as you reach the central open pentagon of Spofforth Park turn left onto Pentagon Way proceeding round the corner and the property is located on the left hand side with a Renton & Parr for sale board.

### THE PROPERTY

An attractive two bedroom first floor apartment forming part of The Clocktower, within the extremely popular and recently built Bellway development of Spofforth Park. Tastefully finished and stylishly decorated, benefiting from gas fired central heating and double glazed windows the newly built and energy efficient accommodation in further detail giving approximate room sizes comprises :-

### THE ACCOMMODATION

#### ENTRANCE HALL

With internal post boxes and notice information. Stairs leading to :-

#### FIRST FLOOR

#### ACCOMMODATION TO THE FLAT

#### ENTRANCE HALLWAY

Pendant lighting, storage cloaks cupboard with electric consumer unit, radiator to side and telephone intercom to front door. Doors leading to :-

### MASTER BEDROOM

13' 1" x 8' 0" (4m x 2.46m)

With double glazed window to front, radiator beneath, pendant lighting.



### BEDROOM TWO

10' 5" x 7' 6" (3.19m x 2.3m)

Double glazed window to front, radiator beneath, pendant lighting.



### HOUSE BATHROOM

6' 5" x 6' 4" (1.98m x 1.95m)

A modern white suite comprising panelled bath with shower above, low flush w.c., floating pedestal wash basin, part tiled walls, laminate flooring, recessed ceiling lighting and extractor fan.



### OPEN LIVING DINING KITCHEN AREA

(6.29m x 5.13m) max overall 20' 7" x 16' 9"

#### KITCHEN AREA

12' 8" x 9' 8" (3.88m x 2.97m)

With a modern range of wall and base units, cupboards and drawers, electric integrated Zanussi oven with electric hob and extractor hood above, integrated fridge freezer, dishwasher and automatic washing machine and tumble dryer, laminate work surface, stainless steel sink unit with mixer tap, laminate flooring, double glazed window to rear with double radiator beneath and recessed ceiling lighting. Integrated boiler cupboard housing Ideal Logic combi-boiler.



### LIVING AREA

16' 9" x 11' 0" (5.13m x 3.36m)

Light and bright open plan living area with double glazed window to rear, double radiator, pendant lighting.



### TO THE OUTSIDE

The front of the property is maintained with lawned communal front garden, beech hedging and wrought iron fence with stone pillars, paved driveway under archway leads to parking area at the rear of the property, boarded with shrubs, bushes and bark-chip, bin store screened behind timber fencing in undercroft archway along with meter cupboards and access to communal external store cupboard/bike store.



### COUNCIL TAX

Band B (from internet enquiry)

### TENURE

Leasehold. The remainder of a 999 year lease from 1<sup>st</sup> August 2018. Annual service charge £1,100 and ground