

## TO THE OUTSIDE

The property benefits from allocated parking for two vehicles to front and a low maintenance enclosed private courtyard to rear with impressive views over the River Wharfe and Wetherby beyond.



## COUNCIL TAX

Band F (from internet enquiry).

## TENURE

Leasehold. The remainder of a 999 year lease from January 2003. Annual service charge £523.64. Annual ground rent £200.00

## 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

## MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request.

Details prepared April 2024

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         | 81        |
| (69-80) <b>C</b>                            |                         | 73      |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |



## Wetherby ~ 18 Micklethwaite Stables, LS22 5LL

This exceptionally spacious four double bedroomed town house is available with the benefit of no onward chain. Occupying a sought-after position on the edge of this characterful development with superb views over the River Wharfe and Wetherby town.

- Four double bedrooms
- Modern stone built town house
- Spacious kitchen diner with integrated appliances and separate living room
- Principal bedroom having en-suite shower
- Superb views over the River Wharfe and Wetherby beyond
- An exclusive residential development within easy walking distance of the town centre



1 Recep



4 Beds



1 Bath



1 En-suite

**£450,000** PRICE REGION FOR THE LEASHOLD

## 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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Renton & Parr

CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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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

Micklethwaite is a modern 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 third right into Micklethwaite Stables, where the property is identified by a Renton & Parr for sale board.

### THE PROPERTY

Enjoying a popular position on this highly regarded development with superb views to rear and private low maintenance courtyard. The property benefits from double glazed UPVC windows, modern gas fired boiler and in further detail giving approximate room dimensions comprises :-

### GROUND FLOOR

#### ENTRANCE HALL

With hardwood front door, wood effect laminate floor covering, radiator, wall mounted alarm panel, generous understairs storage, telephone point.

#### DOWNSTAIRS W.C.

A white suite comprising pedestal wash basin, low flush w.c., part tiled walls, radiator, window to front elevation.

#### LIVING ROOM

5.2m x 3.6m (17'0" x 11'9")



With double glazed window to front elevation, double radiator beneath, T.V. aerial, telephone point, wall mounted electric radiator, decorative ceiling cornice, French doors to rear patio.

#### KITCHEN DINER

5.2m x 3.5m (17'0" x 11'5")

Kitchen area is comprehensively fitted with a range of gloss wall and base units, cupboards and drawers, granite worktops with matching up-stand, inset one and a quarter sink unit with mixer tap. Integrated appliances include fridge and freezer, under-counter built in microwave, dishwasher, automatic washing machine, cooker with six ring gas hob, extractor hood above, wood effect laminate floor covering. The space flows into a dining area with carpeted floor, double radiator, French doors to rear.



### FIRST FLOOR

#### LANDING

With window to rear elevation, radiator, returned staircase to second floor.

#### BEDROOM TWO

5.2m x 3.5m (17'0" x 11'5")



With double glazed windows to front and rear elevation revealing delightful views over the weir and Wetherby town beyond. Two radiators, built in double wardrobe.

### HOUSE BATHROOM

A modern white suite comprising pedestal wash basin, low flush w.c., bath with shower hand piece, tiled walls and floor covering, generous walk-in shower cubicle, double shaver socket, extractor fan, window to front.



### BEDROOM THREE

With double glazed windows to both front and rear elevation, radiators beneath. A pair of built in double wardrobes.



### SECOND FLOOR

#### LANDING

With window to rear revealing elevated views over Wetherby, loft access hatch.

#### BEDROOM ONE

5.2m x 3.5m (17'0" x 11'5")

With double glazed windows to front and rear elevation, radiators beneath. A pair of double wardrobes built in. Internal door leading to :-



### EN-SUITE SHOWER

Comprising white low flush w.c., pedestal wash basin, walk-in shower cubicle with tiled walls, window to front, double shaver socket, radiator, airing cupboard housing modern Worcester Bosch combination boiler.



### BEDROOM FOUR

5.2m x 3.5m (17'0" x 11'5")

With windows to front and rear, radiator beneath, fitted wardrobes to one side with matching dressing table and drawers to the other, T.V. aerial.

