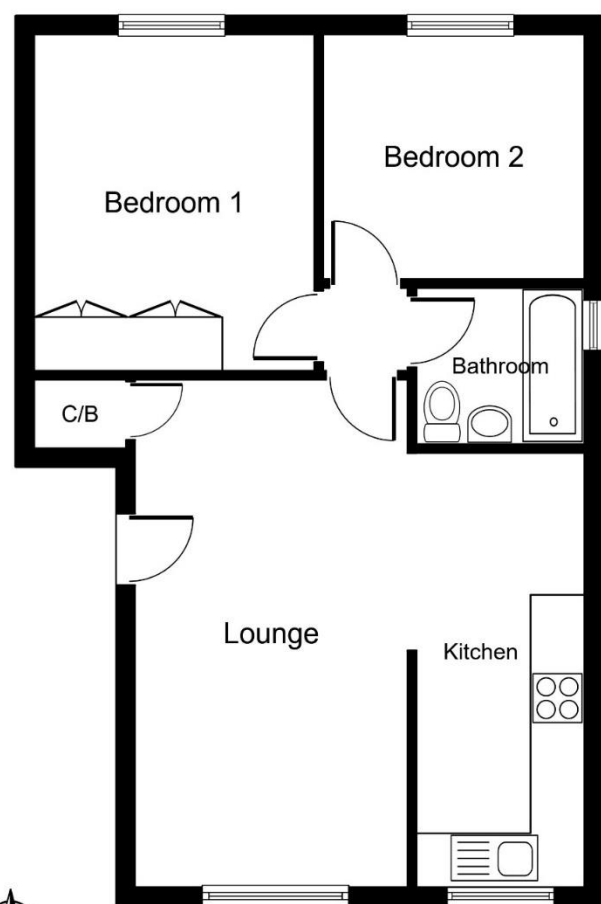


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total floor area 53.2 sq.m. (572 sq.ft.) Approx



37 The Moorlands, Wetherby, LS22 6TA

NOT TO SCALE For layout guidance only

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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Wetherby ~ 37 The Moorlands, LS22 6TA

A modern and well-presented first floor two double bed roomed apartment excellently located for ease of access to Wetherby town centre amenities available with immediate possession.

- First floor apartment
- Two double bedrooms
- Walking distance to town centre amenities
- Available for immediate possession

£160,000 FOR THE LEASEHOLD



1 Recep



2 Beds



1 Bath



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

Proceed along North Street out of Wetherby turn right onto York Road, then take the first right down School Road and second right into McBride Way leading into the Moorlands and the property is situated on your right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

Available for immediate possession this modern two bedroom apartment benefits from gas fired central heating, doubled glazed windows and in further detail giving approximate room dimensions comprises:-

COMMUNAL ENTRANCE

With staircase to first floor.

LIVING ROOM

5.7m x 3.1m (18'8" x 10'2")
With double glazed UPVC window to front elevation, electric night storage heater in cabinet, T.V. aerial, telephone point. Wall mounted intercom system for communal front door, airing cupboard to side.



Large opening through into :-

BREAKFAST KITCHEN

4.8m x 1.9m (15'8" x 6'2")
Kitchen comprising a range of wall and base units, cupboards and drawers, laminate work tops, tiled splashback and window sill, ceramic sink unit with mixer tap and drainer. Integrated cooker with four ring ceramic hob and extractor hood above, space and plumbing for automatic washing machine, space for fridge freezer. Double glazed window to front, wood effect laminate floor covering. Space for breakfast table and chairs.



BEDROOM ONE

3.7m x 3.1m (12'1" x 10'2")
With double glazed window to rear elevation with views over towards Wetherby town centre, electric radiator beneath, fitted wardrobes to one side.



BEDROOM TWO

2.9m x 2.7m (9'6" x 8'10")
With double glazed window to rear, electric radiator beneath, loft access hatch.



HOUSE BATHROOM

A modern white suite comprising low flush w.c., vanity wash basin, bath with electric Mira shower over, part tiled walls and floor tiles, heated towel rail, window to side.



TO THE OUTSIDE

Communal bin store.



COUNCIL TAX

Band B (from internet enquiry).

TENURE

Leasehold, remainder of 120 year lease from 1987. Service charge and ground rent £497.28 as of January 2021.

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 March 2023