

LARGE SOUTH FACING BALCONY

3.87m x 3.76m (12'8" x 12'4")

Generous sized south facing balcony with elevated riverside views, flower bed incorporated to balcony wall housing a range of low level bushes and shrubs, privacy screen to one side, electric extendable sun awning, outdoor lighting, tiled floor covering.



TO THE OUTSIDE

Accessed from Westgate leads to open air carpark with allocated parking space for apartment two along with further visitor parking spaces. Driving down the sweeping driveway descending one level to undercroft carpark with a further allocated parking space for apartment No. 2.

GARDENS

Aside from the two south facing balconies the apartment also has access to communal lawned gardens at riverside

level. Lawns, paths, flower beds and river bank are maintained along with communal park benches available to sit and enjoy the riverbank. Steps down to concrete jetty provides fishing and boating capabilities.

TENURE

The remainder of a 125 year lease from January 2003. Service charge per annum £3,000. Ground rent per annum £700.00

COUNCIL TAX

Band F (from internet enquiry).

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 June 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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	

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Wetherby ~ Flat 2, Riverside, 65 Westgate, LS22 6NH

An outstanding riverside apartment revealing light and spacious living accommodation with elevated south facing aspect, in an unrivalled location within level walking distance to Wetherby's excellent facilities.

- Light and spacious two bedroom two bathroom duplex apartment
- Elevated south facing aspect with stunning riverside views
- Two private balconies to enjoy outdoor entertaining
- Master bedroom with fitted wardrobes & ensuite shower
- Kitchen diner with French doors onto balcony sun terrace
- Generous sized living room & dining room

£425,000 PRICE REGION FOR THE LEASEHOLD

1 Recep

2 Beds

2 Bath



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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 by pass and M1/A1 link south of Aberford.

DIRECTIONS

From Wetherby town center proceed in the direction of Harrogate along Westgate. Riverside apartments are located on the left hand side immediately before the mini roundabout.



THE PROPERTY

An impressive south facing duplex apartment occupying a choice elevated position in this prestigious riverside development. A unique feature of the development lies in the fishing and boating rights with breath-taking views across the River Wharfe and the Ings playing fields towards open countryside. Offered with the benefit of vacant possession and no upward chain, the accommodation in further detail giving approximate room sizes comprises:-

GROUND FLOOR

Entering the building at the Rotunda main entrance descend two floors and along the short corridor before reaching the apartment front door. There is an alternative access via side stairs through a code operated entrance door, leading to the under cover car park and providing access to the apartment.

ENTRANCE HALLWAY

Entering into spacious entrance hallway with turned staircase to first floor, useful storage cupboard beneath, two light fittings, radiator to side, wood effect laminate flooring.

LIVING ROOM & DINING ROOM

8.8m x 2.83m (28'10" x 9'3") widening to 3.92m 12'10"
A light and spacious living space providing flexible and versatile accommodation typically used as a formal dining area, currently used as a play space.



DINING ROOM

4.22m x 2.83m (13'10" x 9'3")
With radiator to side, recess ceiling lighting.

LIVING AREA

4.36m x 3.92m (14'3" x 12'10")
With three double glazed windows enjoying elevated south facing aspect, further double glazed window to side, double radiator, recess ceiling lighting.

KITCHEN / DINER

5.96m x 3.68m (19'6" x 12'0") narrowing to 2.42m 7'11")
Fitted with a modern stylish kitchen comprising range of wall and base units cupboards and drawers, worksurfaces with up-stands.



Integrated appliances include electric oven and grill, Kenwood slimline dishwasher, combined automatic washing machine and tumble dryer, AEG four ring electric hob with extractor hood above, one and a half bowl stainless steel sink unit with drainer and mixer tap. Space for American style fridge freezer, double radiator, tiled flooring, recess ceiling lighting.



Double glazed French style patio doors leading onto:-

SOUTH FACING BALCONY

A private 'sun-trap' ideal for outdoor entertaining and 'al-fresco' dining with privacy screen to one side, flower bed incorporated into the balcony wall with a range of decorative low level bushes and shrubs framing the open and far reaching aspect over the River Wharfe and Ings playing fields beyond.



HOUSE BATHROOM

2.82m x 2.07m (9'3" x 6'9") max
Fitted with a modern white suite comprising low flush w.c., vanity wash basin with storage and work surface, panelled bath with shower and screen above, storage cupboard housing pressurised hot water cylinder, tiled walls with tiled floor, chrome ladder effect heated towel rail, recess ceiling lighting and extractor fan.



FIRST FLOOR

BEDROOM ONE

5.6m x 3.5m (18'4" x 11'5") narrowing to 2.4m (7'10")
A light and spacious master bedroom with double glazed windows enjoying elevated open aspect, further double glazed side door providing access to additional balcony area. Shaped dressing table and fitted chest of drawers along with two mirror fronted fitted wardrobes, single radiator, recess ceiling lighting, two wall light fittings.



EN-SUITE SHOWER

2.19m x 1.68m (7'2" x 5'6")
Fitted with a modern white suite comprising low flush w.c., vanity wash basin with storage cupboards and work surfaces, large step in shower cubicle with tiled walls, tiled flooring, chrome heated towel rail, additional shelving, shaver socket, recess ceiling lighting and extractor fan.

BEDROOM TWO

4.35m x 3.95m (14'3" x 12'11") max overall
A generous size double bedroom with fitted wardrobes running the length of one wall, recess ceiling lighting.



French style double glazed patio doors leading onto :-