

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

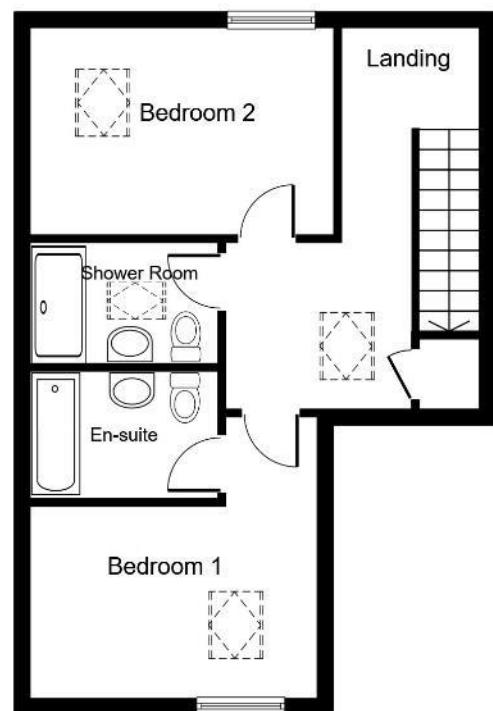
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared July 2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

3 Westgate, Wetherby, LS22 6AG

Total floor area 88.6 sq.m. (953 sq.ft.) Approx

NOT TO SCALE For layout guidance only

Wetherby ~ 3 Westgate Court, LS22 6AG

A unique two bedroom former stable block, skilfully converted revealing spacious well-balanced accommodation within a secure gated courtyard within moment's walk of all town centre amenities. Available with no onward chain.

- Spacious living room and well-fitted breakfast kitchen
- Two double bedrooms
- En-suite bathroom and separate shower room
- Gated courtyard with allocated parking
- Exposed beams
- Internal inspection strongly recommended

£365,000 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 :-

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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ESTATE AGENTS
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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

Westgate Court is a short level walk from all shops and amenities catering for all daily needs. Proceeding along Westgate from the town centre, the property is identified on the right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

A rare opportunity to purchase an attractive two bedroom property with secure parking so close to the town centre. The accommodation with gas fired central heating, double glazed windows in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

With entrance door, double glazed window, oak flooring, radiator. Staircase to first floor with understairs cupboard. Recess ceiling lighting.

CLOAKROOM/UTILITY

Having low flush w.c., half pedestal wash basin, plumbed for washing machine, gas fired central heating boiler, double glazed window, extractor fan.

LIVING ROOM

4.14m x 3.56m (13'7" x 11'8")
Having double glazed windows to two sides, ceiling cornice, recess ceiling lighting, underfloor heating, double doors leading to :-



DINING KITCHEN

5.18m x 3.66m (17'0" x 12'0")
Well fitted with range of wall and base units including cupboards and drawers, granite worktops, tiled surrounds, underset one and a half bowl stainless steel sink unit and mixer tap, integrated appliances including Bosch double oven, fridge freezer, induction hob and hood, dishwasher, island bar with drawers under, double glazed windows to three sides including patio door to outside decking area, recess ceiling lighting, radiator in cabinet, oak flooring.



FIRST FLOOR

LANDING

Vaulted ceiling with exposed beams, radiator, airing cupboard with hot water tank.

BEDROOM ONE

3.63m x 3.1m (11'11" x 10'2")
Double glazed windows to two sides, radiator.



EN-SUITE BATHROOM

2.51m x 1.7m (8'3" x 5'7")
With enclosed bath, low flush w.c., wash hand basin with drawers under, tiled walls, extractor fan, heated towel rail.



BEDROOM TWO

4.06m x 2.79m (13'4" x 9'2")
Double glazed window to front and additional Velux window for added light, exposed beam.



SHOWER ROOM

2.49m x 1.4m (8'2" x 4'7")
Tiled walls and white suite with walk-in shower, pedestal wash basin, low flush w.c., chrome heated towel rail, double glazed window, extractor fan.



TO THE OUTSIDE

A gated entrance leads to a communal courtyard where there is allocated parking. The property also enjoys an enclosed patio area with decking, immediately off the kitchen, ideal for outdoor relaxation, without the onerous upkeep of gardens.



COUNCIL TAX

Band D (from internet enquiry).

TENURE

Leasehold. The remainder of a 999 year lease from July 2003 (ie 982 years). No service charge. Ground rent £20 per annum divided 3 ways.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.