

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.

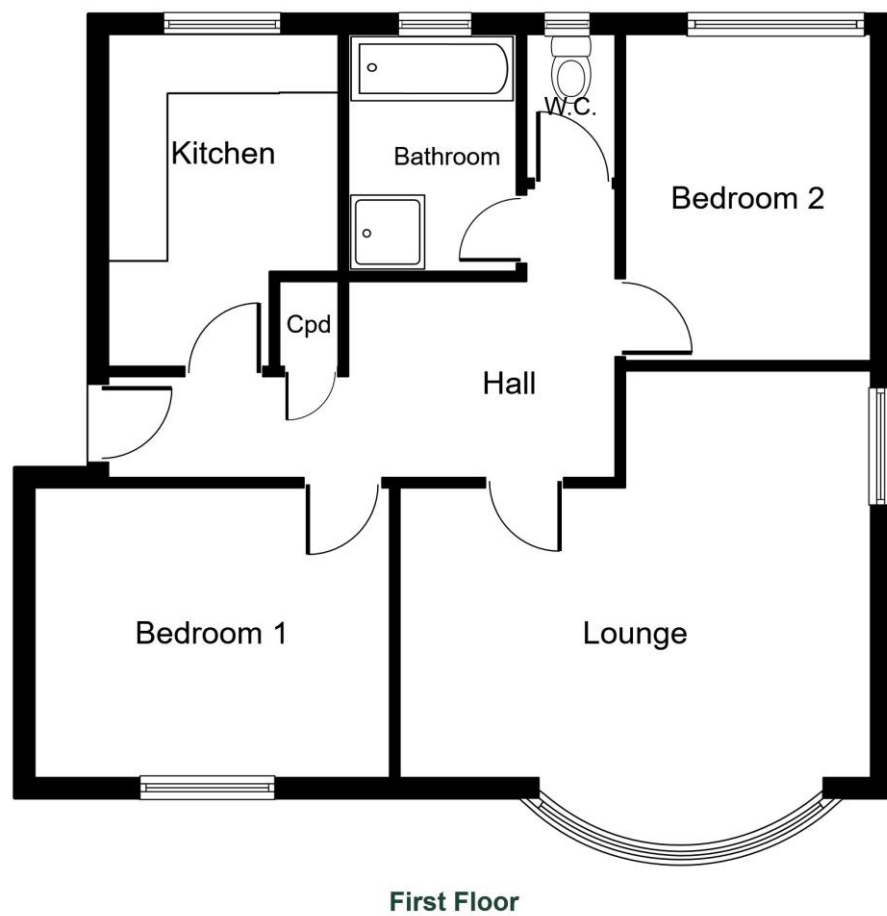
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

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 August 2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



NOT TO SCALE For layout guidance only



Wetherby ~ 28 Leconfield Court, LS22 6TY

Having the benefit of windows to three sides this light and spacious second floor apartment reveals two double bedrooms and large open plan living area with dining space. Available with the benefit of no onward chain, the property is sure to appeal to first time buyers, investors or downsizers alike. No onward chain.

- Second floor apartment
- Two double bedrooms
- Light and spacious with windows to three sides
- Well presented throughout
- Estimated rental income £850 pcm
- Available parking
- Integral garage
- Generous undercroft storage

£179,950 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 :-

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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

Travelling from Wetherby Market Place, towards Harrogate continue up Spofforth Hill past Chatsworth Drive and Leconfield Court is the next turning on the left.

THE PROPERTY

Occupying a choice position on this development having windows to three sides, this well maintained and tastefully decorated second floor apartment boasts two good size double bedrooms as well as generous living room with dining area and views over attractive communal gardens.

The property which benefits from double glazed UPVC windows, electric night storage radiators in further detail giving approximate room dimensions comprises :-

COMMUNAL ENTRANCE

With telephone intercom, staircase to first and second floor.

PRIVATE ENTRANCE HALL

With telephone intercom, electric radiator, airing cupboard with insulated hot water header tank above, telephone point.

LIVING ROOM

5.1m x 5m (16'8" x 16'4") to widest part
A lovely light room with large double glazed bay window to front elevation, two radiators beneath, additional double glazed window to side elevation, stone fireplace with electric stove, T.V. aerial, decorative ceiling cornice.



KITCHEN

3.3m x 2.4m (10'9" x 7'10")
Fitted with a range of wall and base units, cupboards and drawers, laminate worktops with tiled splashback, inset double sink unit with mixer tap and drainer, integrated appliances include cooker with four ring hob, 70/30 split fridge freezer, integrated automatic washing machine. Double glazed window to rear revealing pleasant outlook over well maintained communal gardens, tiled floor covering.



BEDROOM ONE

4m x 3.6m (13'1" x 11'9")
With double glazed window to front elevation, electric radiator beneath, fitted floor to ceiling double wardrobes to one side with exposed open shelving.



BEDROOM TWO

3.3m x 3m (10'9" x 9'10")
With double glazed window to rear elevation, electric radiator beneath, fitted floor to ceiling wardrobes to one side with sliding doors.



HOUSE BATHROOM

A modern white suite comprising low flush w.c., bath, vanity wash basin, separate shower cubicle with wall mounted Mira shower fitting, part tiled walls, heated towel rail, double glazed window to rear.



SEPARATE W.C.

Wash hand basin, white low flush w.c., with concealed cistern, double glazed window to rear.

TO THE OUTSIDE

With partially covered parking available to the front of the single garage as well as a visitor parking space available.



SINGLE GARAGE

6m x 2.8m (19'8" x 9'2")
With electric up and over door, light and power laid on.

PRACTICAL STORE ROOM

5.8m x 2.7m (19'0" x 8'10")
Electric up and over door, light and power laid on plus additional storage area of 1m x 2.2m (3'3" x 7'2")

COUNCIL TAX

Band C (from internet enquiry).

TENURE

Leasehold. 948 years remaining of a 993 years from 5 December 1978. Ground rent Nil. Service charge £2251 per annum.

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