

## 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.

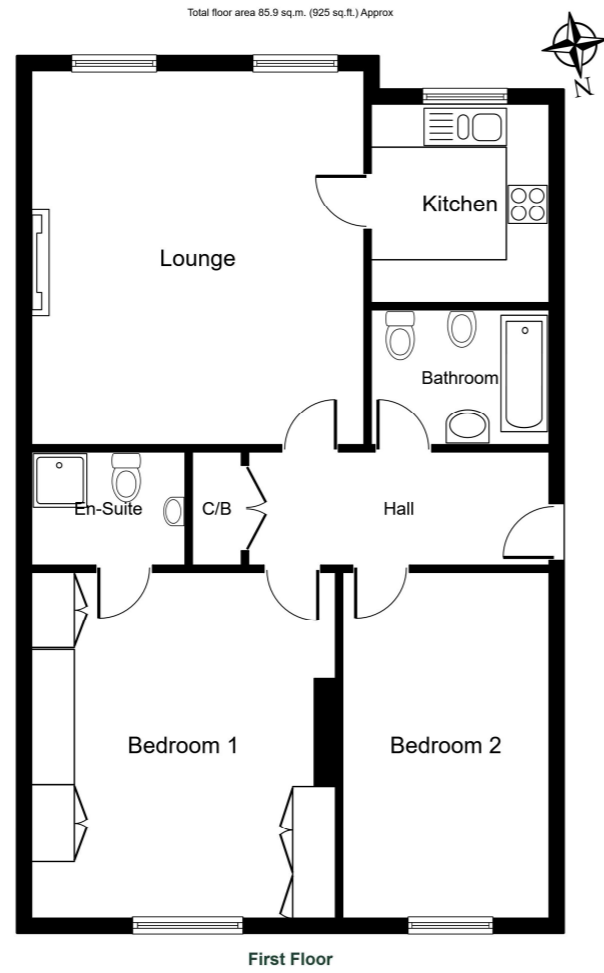
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**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 September 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(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	



15 Wharfe Grange, Wetherby, LS22 6SS

NOT TO SCALE For layout guidance only



## Wetherby ~ 15 Wharfe Grange, LS22 6SS

A spacious two-bedroom first floor apartment, ideally located within easy walking distance of Wetherby town centre and riverside walks. No onward chain.

- Living room
- Kitchen
- Two double bedrooms, one with en-suite shower room
- Four-piece bathroom suite
- Gas fired central heating and double glazed windows
- Garage and communal gardens

**£275,000** 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.
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.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



**Renton & Parr**

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 by pass and M1/A1 link south of Aberford.

### DIRECTIONS

Proceeding out of Wetherby along Westgate and at the mini roundabout take the 2nd exit up Spofforth Hill and turn first left into Wharfe Grange where the property is situated on the left hand side.

### THE PROPERTY

A spacious first floor apartment providing scope for cosmetic improvements, offered on the open market for the first time in 27 years. Now available with the benefit of vacant possession, the accommodation in further detail comprises :-

### COMMUNAL ENTRANCE HALL

Staircase to first floor landing.

### PRIVATE HALL

With cloaks cupboard, radiator, loft access, telephone intercom.

### LOUNGE

5.28m x 4.62m (17'4" x 15'2")

Two double glazed windows with views towards the Ings and River Wharfe, fireplace with marble style inset and hearth, two radiators, ceiling cornice, two wall light points.



### KITCHEN

2.79m x 2.44m (9'2" x 8'0")

Range of oak fronted wall and base units including cupboards and drawers, worktops with tiled surrounds, one and half bowl stainless steel sink unit and mixer tap, integrated oven, hob with hood above, dishwasher, fridge and freezer, Worcester gas fired central heating boiler, double glazed aspect window.



### BEDROOM ONE

4.88m x 4.27m (16'0" x 14'0")

Fitted wardrobes with matching top boxes, bedside cabinets, dressing table, ceiling cornice, two radiators, double glazed window to front.



### EN-SUITE SHOWER

Half tiled walls and three piece suite including shower cubicle, low flush w.c., pedestal wash basin, radiator, shaver socket.



### BEDROOM TWO

4.88m x 2.31 (16'0" x 7'7")

Double glazed window, radiator, ceiling cornice.



### BATHROOM

Half tiled walls and four piece suite comprising panelled bath, pedestal wash basin, low flush w.c., bidet, radiator, shaver socket.



## TO THE OUTSIDE

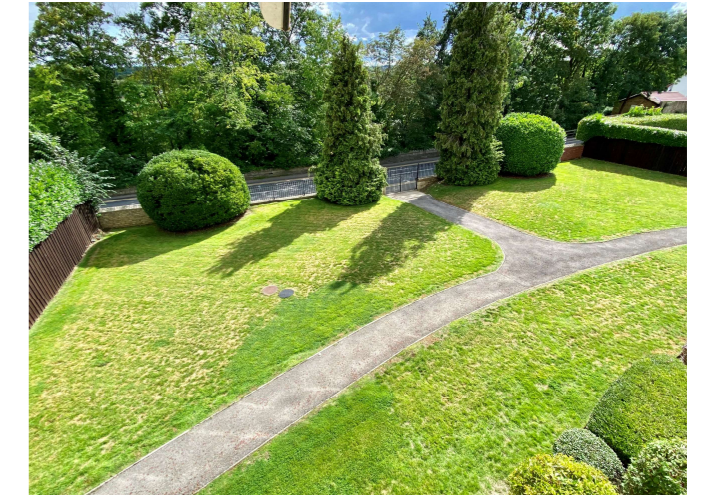
### SINGLE GARAGE

5.31m x 2.87m (17'5" x 9'5")

Having up and over door, light and power laid on, eaves storage.

### GARDENS

Communal well maintained gardens front and rear.



### COUNCIL TAX

Band E (from internet enquiry).

### TENURE

Leasehold. The remainder of a 999 year lease from 1996. We are verbally informed that the current service charge is £312.22 paid quarterly. A nominal ground rent of £25 per annum is included within the service charge. and (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