

### TENURE

Leasehold. Remainder of a 999 year lease from 2003. Service charge £2200 per annum. Ground rent £100 per annum.

### COUNCIL TAX

Band D (from internet enquiry).

### UTILITIES

We understand mains water, gas and electricity and drainage are connected. 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.

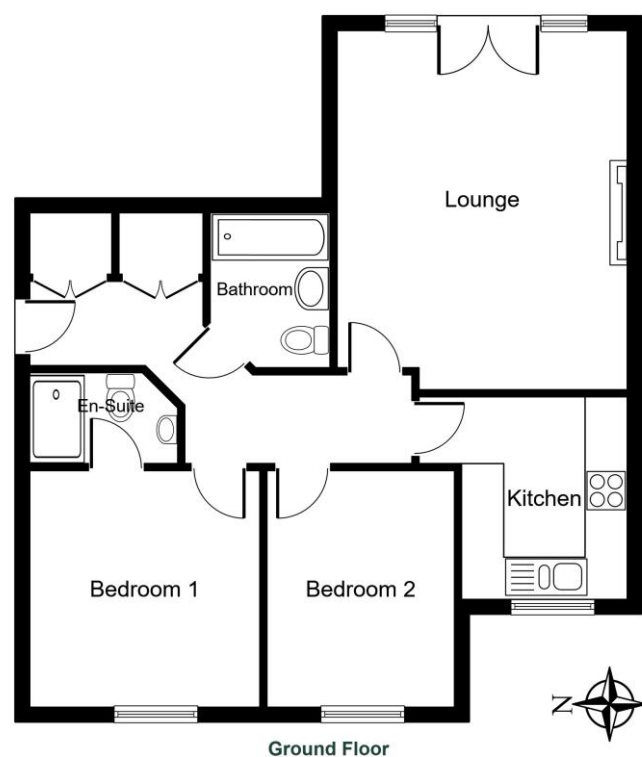
### VIEWING

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

Details prepared January 2024

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>		73	77
(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			
England & Wales		EU Directive 2002/91/EC	

Total floor area 67.6 sq.m. (727 sq.ft.) Approx



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.
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## Wetherby ~ Flat 3 The Grange, 18 Deighton Road, LS22 7TE

A rare opportunity to purchase an attractive ground floor apartment in this exclusive development of 6 only flats within easy level walking distance of the town centre. No onward chain.

- Spacious lounge with patio door to rear
- Fitted kitchen
- Two double bedrooms, one with en-suite shower room
- Bathroom
- Allocated parking space
- Communal Gardens

**£269,999** PRICE REGION FOR THE FREEHOLD



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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 North Street onto Deighton Road, The Grange is situated on the right hand side.

### THE PROPERTY

Offered on the open market for the first time since new, this is a spacious two bedroom ground floor apartment benefiting from gas fired central heating and double glazed windows, and in further detail comprises :-

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Leading to :-

#### PRIVATE ENTRANCE HALL

With cloaks cupboard, airing cupboard with hot water tank.

#### LOUNGE/DINER

5.18m x 4.06m (17'0" x 13'4")  
Double glazed patio doors to rear, attractive fireplace with electric fire, radiator, ceiling cornice.



### KITCHEN

2.87m x 2.34m (9'5" x 7'8")  
Well-fitted with wall and base units including cupboards and drawers, worktops with tiled surrounds, one and a half bowl stainless steel sink unit and mixer tap, integrated oven and hob with hood above, plumbed for automatic washing machine and dishwasher, fridge freezer, radiator, double glazed window.



### BEDROOM ONE

3.35m x 3.3m (11'0" x 10'10")  
Fitted wardrobes with matching dressing table and drawers, radiator, double glazed window to front, ceiling cornice.



### EN-SUITE SHOWER

Tiled walls with white suite comprising shower cubicle, low flush w.c., pedestal wash basin, heated towel rail, shaver socket.



### BEDROOM TWO

3.35m x 2.64m (11'0" x 8'8")  
Double glazed window to front, radiator, ceiling cornice.



### BATHROOM

Tiled walls and three piece white suite comprising panelled bath, mixer taps and shower attachment, low flush w.c., pedestal wash basin, heated towel rail.



### TO THE OUTSIDE

The property benefits from communal lawned gardens with bushes and shrubs to front. Allocated parking space.

