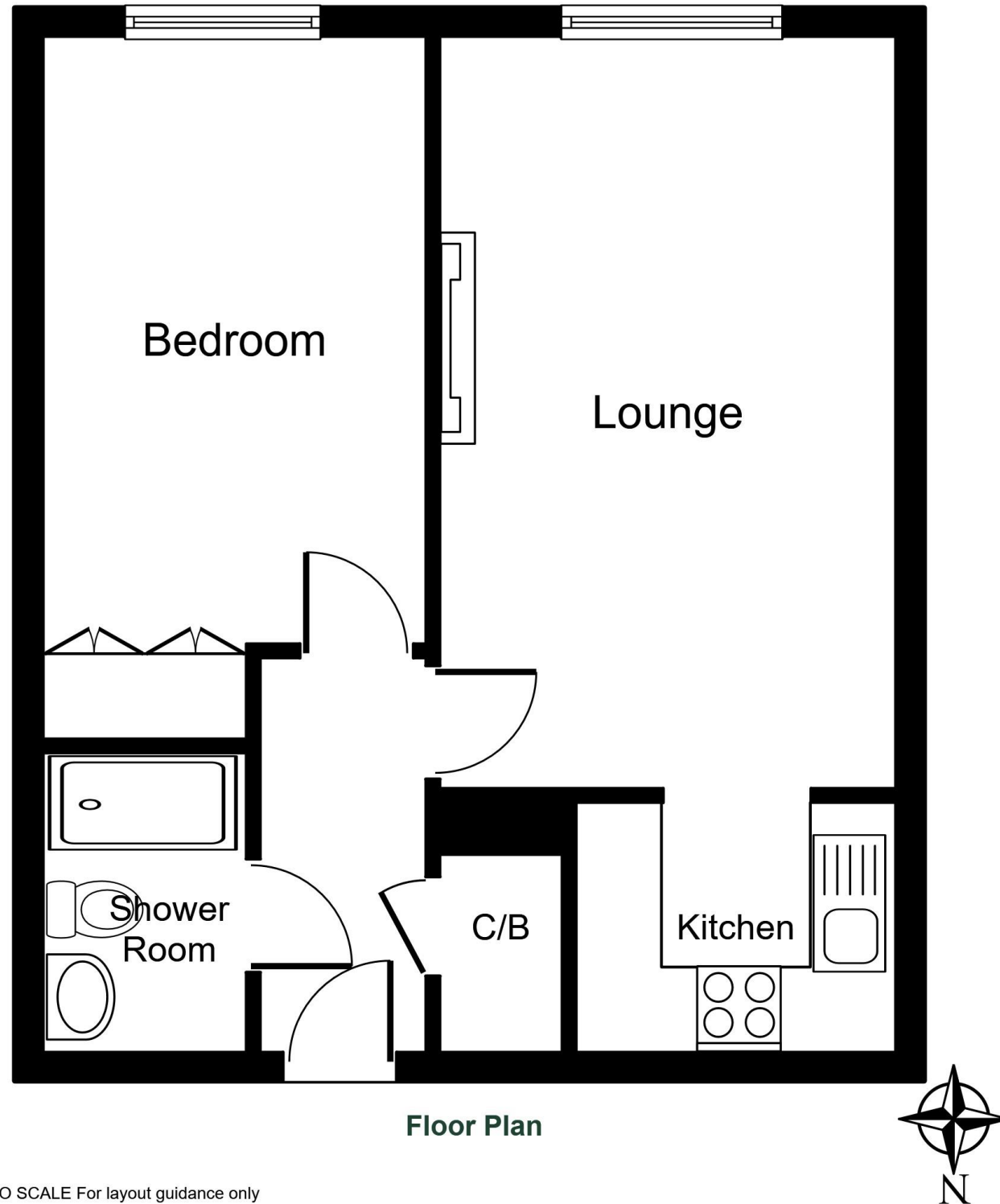


Total floor area 41.8 sq.m. (450 sq.ft.) Approx



Floor Plan

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.
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.



Wetherby ~ 33 Home Paddock House, Deighton Road, LS22 7TE

A well-presented one double bedroom apartment set within this popular over 60's retirement complex. Situated on the second floor, accessed by stairs or lift, the property is pleasantly positioned towards the front of the building overlooking garden and carpark. No onward chain.

- Warden assisted development for the over 60's
- Spacious lounge
- Double bedroom with fitted wardrobes
- Refitted wet room
- Communal lounge area and gardens`

£85,000 PRICE REGION FOR THE LEASEHOLD



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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 into Deighton Road. The property is situated on the right hand side immediately before the turning into Ashfield.

THE PROPERTY

A well-presented double bedroom apartment, double glazed with night storage heating and offered with no onward chain.



The property has an emergency pull-cord system that allows 24 hour assistance should it be required. Home Paddock House also provides a communal residents lounge, communal laundry and is set within well kept attractive gardens.

Within walking distance of the town centre and all amenities, there is good local transport links providing easy access to Leeds, Harrogate and surrounding areas.

The accommodation in further detail comprises :-

PRIVATE HALL

With intercom system, ceiling cornice, storage cupboard with meters, shelving and hot water tanks.

LIVING ROOM

5.28m x 3.23m (17'4" x 10'7")
Having 'Sun House' Economy 7 radiator, double glazed window overlooking garden and carpark, attractive fireplace with electric fire, ceiling cornice, two wall light points.



KITCHEN

2.24m x 1.63m (7'4" x 5'4")
A range of wall and base units including cupboards and drawers, work tops with stainless steel sink unit and mixer tap, tiled walls, cooker and fridge included (not tested), extractor fan.



DOUBLE BEDROOM

4.27m x 2.67m (14'0" x 8'9")
Double glazed window, ceiling cornice, two wall light points, built in wardrobes, night storage heater.



MODERN WET ROOM

With walk-in shower, Mira fitting and seat, low flush w.c., vanity wash basin with mixer tap, extractor fan, Dimplex heater.



TO THE OUTSIDE

Resident and visitor parking available. Communal gardens.

TENURE

Leasehold. Service charge £3,479. Ground rent £512. The remainder of a 99 year lease from 1 September 1985.

COUNCIL TAX

Band B (from internet enquiry).

SERVICES

We understand mains water, electricity and drainage are connected.

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

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 April 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	77	
(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	