



NOT TO SCALE For layout guidance only
Total floor area 46.8 sq.m. (503 sq.ft.) Approx



MISREPRESENTATION ACT

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Wetherby ~ 9 Audby Court, LS22 7FE

An attractive re-glazed and recently re-decorated two-bedroom first floor apartment within this purpose built block, occupying a convenient location within walking distance of Wetherby town centre and with easy access to motorway networks. No onward chain.

- Two bedrooms
- Modern shower room
- Replacement UPVC double glazed windows
- Recently redecorated
- Allocated parking space
- Remainder of a 999 year lease.

£166,500 PRICE REGION FOR THE LEASEHOLD



CHARTERED SURVEYORS
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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

Proceeding out of Wetherby along York Road. Turn left into Audby Lane and right into Audby Court where the property is situated on the left hand side.



THE PROPERTY

Available with no onward chain an attractive two bedroom first floor apartment with replacement double glazed windows and recently decorated throughout, the accommodation in further detail comprises :-

GROUND FLOOR

Communal entrance hallway and staircase to first floor, leading to :-

FIRST FLOOR

ENTRANCE HALL

With electric radiator.

LOUNGE 3.96m x 3.96m (13'0" x 13'0")

Two double glazed windows to front, electric radiator, T.V. point, ceiling cornice, laminate floor.



KITCHEN

8m x 7.2m (26'2" x 23'7")

Range of wall and base units including cupboards and drawers, worktops, one and a half bowl sink unit and drainer, integrated four ring hob with electric oven, washing machine and dishwasher, space for fridge freezer.



BEDROOM ONE

3.96m x 2.46m (13'0" x 8'1")

Double glazed window to rear, electric radiator, laminate floor.



BEDROOM TWO

2.44m x 2.44m (8'0" x 8'0")

Double glazed window to rear, laminate floor, access hatch to loft space and has a light fitting. Electric radiator.



SHOWER ROOM

A three piece white suite comprising low flush w.c., pedestal wash basin, walk-in shower, tiled floor and walls.



TO THE OUTSIDE

Permit allocated parking space, together with visitor parking available.

GARDENS

Access to small communal garden to the front of the property

COUNCIL TAX

Band B (from internet enquiry).

SERVICES

Mains water, electricity and drainage. No gas.

LEASEHOLD

The remainder of a 999 year lease. Service charge £1,056 pa including buildings insurance and ground rent.



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 June 2024.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	