



TENURE

Leasehold. The remainder of a 125 year lease from 2008. Serviced and managed by Smiths Co, with monthly charge of £225 to include gardening, window cleaning, buildings insurance and all maintenance.

COUNCIL TAX

Band F (from internet enquiry).

SERVICES

We understand mains water, electricity, gas central heating 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

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



Wetherby ~ 14 Bridge End, Boston Road, LS22 5HA

A modern and spacious top floor apartment, positioned in a highly desirable and conveniently located development just moments from Wetherby town centre. This beautifully presented apartment offers stunning riverside views, generous open plan living space and two well-proportioned double bedrooms. Available with benefit of no upward chain.

- Stylish second floor apartment
- Stunning views over the river Wharfe and Wetherby town
- Three private balconies
- Open plan living space
- Kitchen with quality integrated appliances and granite worktops
- Two well equipped bathrooms
- Fitted floor to ceiling bedroom furniture to both rooms
- Secure gated parking for two cars
- Excellent location

£450,000 PRICE REGION

1 2 2

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.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

Situated in a peaceful yet central location, 14 Bridge End offers an exceptional two bedroom apartment, ideal for those seeking a secure, well-maintained home with excellent outdoor space. Built in 2006/7 by Shepherd Homes, this apartment is the only one with three separate balconies, providing stunning views and a perfect spot for outdoor relaxation.

The accommodation benefits from gas fired central heating with Hive remote access thermostat, double glazed windows and in further details comprises:-

Located on the second floor accessible via communal entrance with staircase, entering in via private hallway with built in storage cupboard, the apartment boasts a spacious living with dining area, flooded with natural light, having two balconies that extend the living space outdoors. The kitchen is fully equipped with integrated Bosch appliances, including an oven with induction hob, washing machine and fridge-freezer, dishwasher along with a boiling water tap, granite worktops and soft close painted units, offering both style and functionality

Both bedrooms are generously sized, with the principal featuring floor to ceiling wardrobes and a spacious en-suite bathroom, along with its own private east-facing balcony. Bedroom two also has fitted wardrobes together with additional office space. The main bathroom and en-suite are both well-appointed, with modern fixtures and fittings, heated towel rails and oak-effect flooring.

To the outside the property benefits from secure gated parking with two allocated spaces, one of which is undercover.

The apartment is serviced and managed by Smiths Co. with a monthly charge of £225, which covers gardening, window cleaning, buildings insurance, and maintenance, providing peace of mind for the homeowner.

Available with no onward chain this apartment is well suited for those seeking a high quality, low maintenance property with fantastic views and ample outdoor space.

