



TENURE

Leasehold. The remainder of a 125 year lease from 2006. Service charge £3,045 per annum. Ground rent (tbc).

COUNCIL TAX

Band G (from internet enquiry).

SERVICES

We understand mains water, electric heating, 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

Details prepared July 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	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 ~ Apartment 13 Riverside, 67 Westgate, LS22 6NH

A stunning 2 bedroom 2 bathroom ground floor apartment with replacement solar glass windows, under croft parking and delightful views overlooking the river Wharfe and Ings, a short stroll from the town centre and excellent amenities.

- Breathtaking south facing views over the river and Ings
- Security video and telephone entry system
- Half circular living room with access to outdoor patio area
- Two double bedrooms with fitted wardrobes and access to patios
- Two luxury bathrooms and separate cloaks/wc
- 29ft open plan dining kitchen
- Undercroft parking space
- Energy efficiency upgrades

£525,000 PRICE REGION



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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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

Property Description

Set within one of Wetherby's most sought-after riverside developments, Apartment 13 offers a rare opportunity to enjoy luxurious ground-floor living with views over the River Wharfe and the open parkland of The Ings. Thoughtfully designed to combine style, space and comfort, this exceptional two-bedroom apartment offers high-end finishes and an abundance of natural light throughout enhanced by replacement double glazed windows together with 8 x 4.8 Kwh Lithium ion batteries charged directly from the grid overnight with Octopus.

The standout feature is the striking half-circular living area, a beautifully bright space with floor-to-ceiling glazing that opens via French doors onto a private patio—perfect for alfresco dining or simply relaxing while taking in the tranquil riverside setting. Adjoining this is a generous open-plan dining kitchen, recently upgraded with new granite worktops and an extensive range of integrated appliances, including a fridge freezer, oven, microwave, induction hob, extractor hood, and dishwasher. The result is a sociable and practical space ideal for both everyday living and entertaining.

A welcoming entrance hall leads to a cloakroom with W.C., a large storage cupboard (battery cupboard), and a separate utility room for added convenience is located off the kitchen area. Both double bedrooms are generously sized and enjoy direct access to the south facing patio, along with fitted wardrobes. The principal bedroom features a stylish en-suite shower room, while the main bathroom is finished to a luxury standard with a contemporary four-piece suite, including a bath, separate shower, wash basin and WC and serves the guest bedroom.

Further enhancing the apartment’s appeal is a secure video and telephone entry system, lift and staircase access, and an allocated undercroft parking space. Residents also enjoy access to well-maintained communal gardens that surround the building.

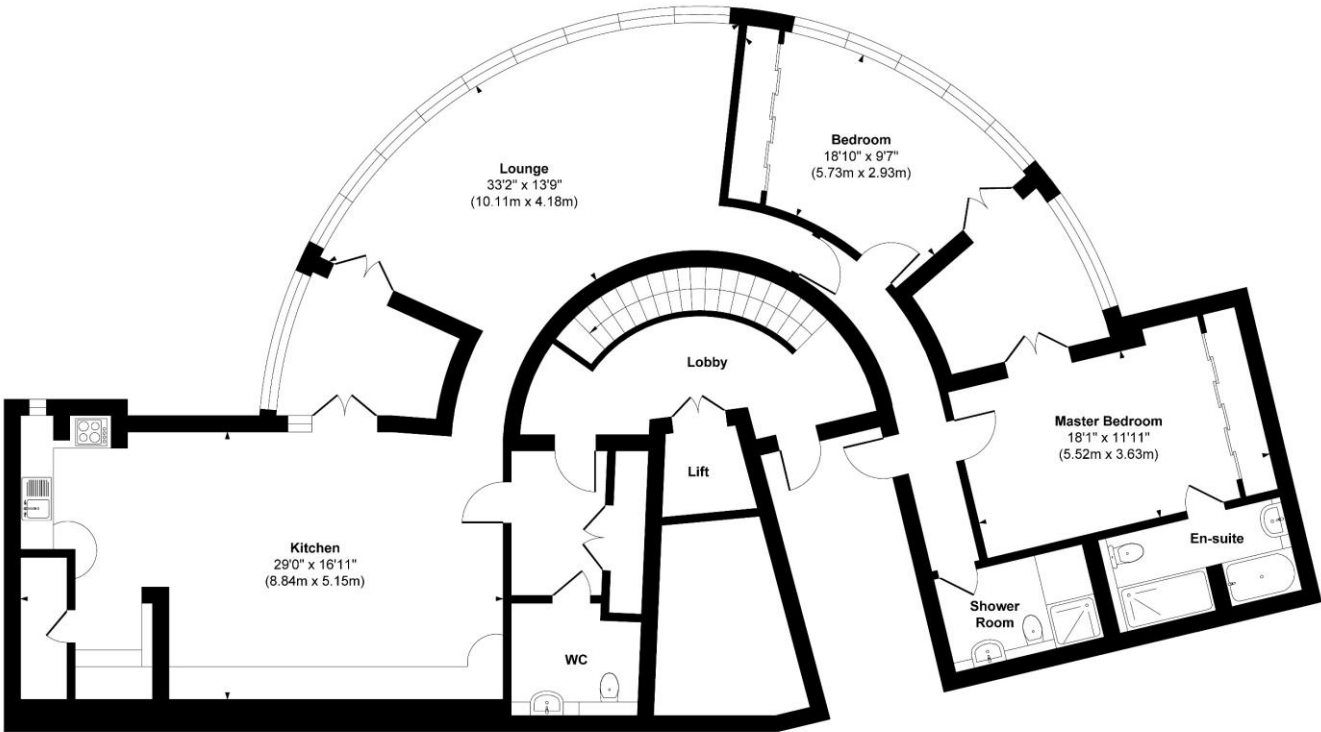
it is worth noting that all carpeting, the sanitary fittings, together with fitted wardrobes and light fittings, radiators and twenty-two insulated blinds (most electrically operated) have been installed in the last two years.

Located just a short stroll from Wetherby’s town centre, this exceptional apartment offers peaceful riverside living with easy access to shops, restaurants, and excellent transport links to Leeds, Harrogate, and York.

Apartment 13 is the perfect choice for those seeking a premium, low-maintenance lifestyle in an outstanding location.



13 Riverside, 67 Westgate, Wetherby, LS22 6NH



Floor Plan

Approx. Gross Internal Floor Area 2069 sq. ft / 192.22 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elementis Property

