



#### TENURE

Leasehold. Remainder of 125 year lease (approximately 105 years remaining). Ground Rent is £530 pa Service Charge is £3,050 pa.

#### COUNCIL TAX

Band E (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

Details prepared September 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>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

- 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.
- 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.
- 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 ~ 5 Riverside, 65 Westgate LS22 6NH

An outstanding riverside apartment revealing light and spacious living accommodation with elevated south facing aspect, in an unrivalled location within level walking distance to Wetherby's excellent town centre amenities.

- Light and spacious two bedroom two bathroom apartment
- Elevated south facing aspect with stunning riverside views
- Private balcony to enjoy outdoor entertaining
- Master bedroom with fitted wardrobes and ensuite shower
- Fitted kitchen with granite work surfaces and integrated appliances
- Generous sized living room with open aspect
- Allocated parking space
- Excellent riverside location, a short walk to Wetherby centre
- Available with benefit of no upward chain

**£455,000** PRICE REGION



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

sales@rentonandparr.co.uk  
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

### Property Description:-

This impressive south facing apartment forms part of the prestigious Riverside development sitting elevated from the banks of the river Wharfe. A unique feature of the development lies in the fishing and boating rights along with breath-taking views across the Ings playing fields towards open countryside. Offered with the benefit of vacant possession and no upward chain, the accommodation in further detail comprises:-

Entering Riverside apartments at ground floor level from Westgate into a communal entrance hallway with wall mounted post boxes and staircase to first floor.

Upon entering the apartment, the bright and open central hallway with cloaks storage cupboard links the rest of the apartment together. A bright and airy living room with double glazed French patio doors lead onto a stunning south facing balcony affording elevated views across the playing fields and the tree lined banks of the river Wharfe. An ideal space for entertaining, relaxation and 'al fresco' dining in the summer months.

A well-presented Shaker fronted traditional fitted kitchen with solid granite work surfaces and integrated appliances opens into a dining area to the front of the apartment with aspect across Westgate towards Raby Park. The house bathroom comprises a traditional white suite of panelled bath with handheld shower fitting above, low flush wc and vanity wash basin along with airing cupboard housing large, pressurised water tank.

The principal bedroom is a generous sized double room with mirror fronted fitted wardrobes to one wall, dual aspect double glazed windows looking along the riverbank as well as outwards across the adjoining countryside. An ensuite shower is fitted with large step in shower cubicle, low flush wc and vanity wash basin. Bedroom two is also generously proportioned with fitted wardrobes running the length of one wall and double-glazed window to the front looking out towards Raby Park.

To the outside, the property enjoys an allocated parking space in the under-croft car park along with use of the three visitor spaces on a first serve basis. The residents enjoy communal use of neatly maintained lawn gardens along the riverbank with outdoor seating areas and a jetty at the water's edge providing fishing and boating facility.

