



TENURE

Leasehold. The remainder of a 999 year lease from 1 January 2003. Service Charge £2056 per annum. Ground rent £200 per annum.

COUNCIL TAX

Band D (from internet enquiry)

SERVICES

We understand mains water, electricity, gas 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 November 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 :-

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.
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Wetherby ~ 67 Micklethwaite Grove, LS22 5LA

A light and spacious two-bedroom second floor apartment available situated within minutes walking distance of the town centre offered on the open market with the benefit of no onward chain.

- Second floor apartment
- Neutral decor
- Open plan lounge with dining area
- Modern fixtures and fittings, curtains and light fittings included
- Entry phone system and lift
- Allocated parking space
- Walking distance from the town centre

£254,950 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

A spacious, well presented, second floor apartment forming part of this popular development overlooking the river being within a short walk of the town centre and all amenities.

This well-proportioned two bedroom purpose built apartment is offered to the market with no onward chain and has the benefit of both staircase and lift service, electric heating and double glazed windows and briefly comprises a reception hall, open plan lounge with dining area, refitted kitchen with integrated appliances including oven, microwave, washing machine, dishwasher and fridge freezer, principal double bedroom with built-in storage, second guest bedroom and shower room with shower, cubicle wash basin, and WC.

To the outside the property benefits from an allocated parking space with further visitor spaces available at the rear of the property.

Micklethwaite Grove is well situated just over the river from the town centre in Wetherby, with easy access to scenic country walks along the picturesque river Wharfe. The apartment is ideal for those commuting along the A1 and is within easy reach of Harrogate, York and Leeds.

