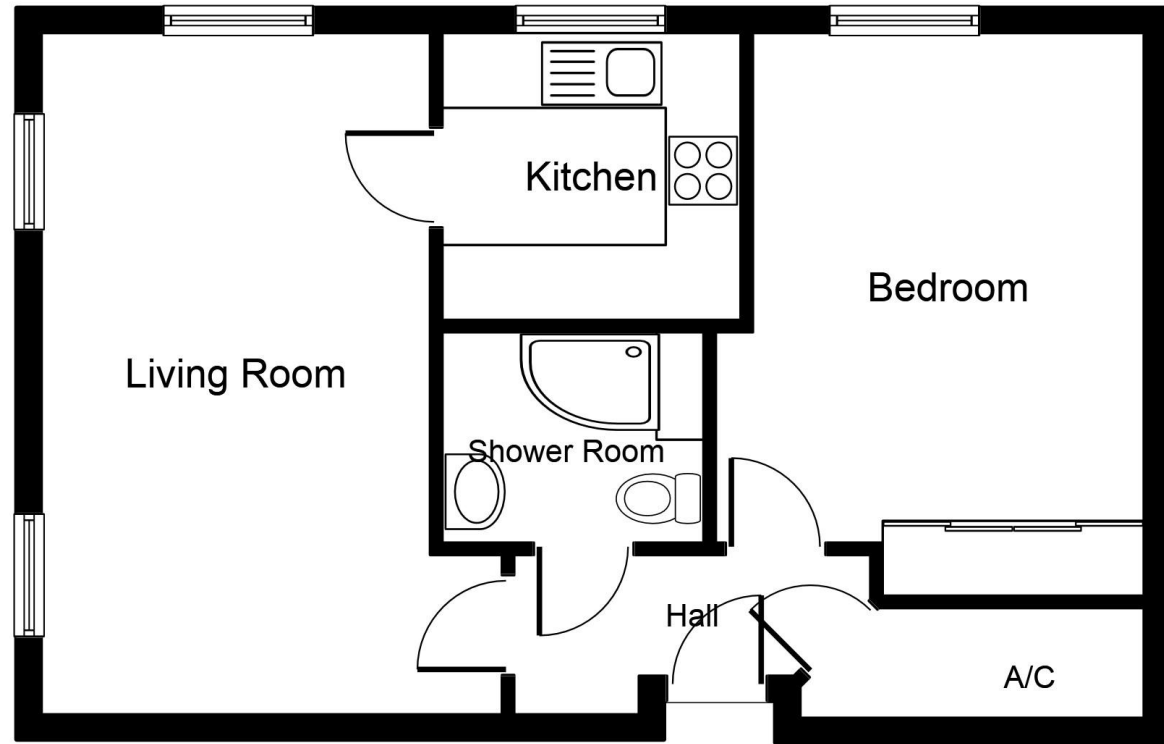


Written quotations are available on request.

Details prepared June 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Second Floor

Flat 52, Tatterton Lodge, York Road, Wetherby, LS22 7AA NOT TO SCALE For layout guide

**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 whatsoever in relation to this property.



**Wetherby ~ 52 Tatterton Lodge, York Road, LS22 7AA**

An attractive one bedroom second floor apartment forming part of this very popular retirement development of 55 one and two bedroom apartments. Exclusively for the over 60's being conveniently located for easy access to Wetherby town centre amenities.

- Spacious living room with dual aspect
- Fitted kitchen with integrated Zanussi appliances
- Double bedroom with fitted wardrobe
- Luxury shower room
- 24 hour-care line support system. On-line Lodge Manager

**£235,000** PRICE REGION FOR THE LEASEHOLD



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731  
sales@rentonandparr.co.uk  
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

## 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 and M1 link south of Aberford.

## DIRECTIONS

Proceeding out of Wetherby along North Street turn right into York Road and Tatterton Lodge is on the left hand side.

## THE PROPERTY

Tatterton Lodge is a newly completed development of one and two bedroom retirement apartments. Each apartment is self-contained and benefits from the use of the owners lounge and coffee bar. There is a Lodge Manager as well as a 24 hour emergency care-line assistance.

This second floor apartment features a well-proportioned living room with dual aspect at the rear of the development overlooking landscaped communal gardens. The kitchen is well-fitted with Zanussi appliances, there is a luxury shower room and double bedroom with fitted wardrobes. Benefiting from energy efficient heating system by means of a ground source heat pump, double glazing, the accommodation in further detail comprises :-

## GROUND FLOOR

### COMMUNAL LOUNGE & REAR HALL

With staircase or lift leading to :-



## SECOND FLOOR LANDING

### PRIVATE ENTRANCE HALLWAY

Ceiling cornice.

### USEFUL STORAGE CUPBOARD

8'3" x 3'1" (2.51m x 0.94m) With light and shelving.

### LIVING ROOM

17'10" x 10'3" (5.44m x 3.12m)

Double glazed windows to two sides with aspect over landscaped garden to rear, radiator, electric fire and surround, telephone point.



### KITCHEN

7'9" x 7'1" (2.36m x 2.16m)

Excellent range of wall and base units including cupboards and drawers, work surfaces, tiled surrounds, stainless steel sink unit and mixer taps, Zanussi appliances including oven, hob and hood, washer dryer, fridge and freezer, double glazed window, Dimplex heater.



## DOUBLE BEDROOM

14'9" x 10'3" (4.5m x 3.12m) overall

Including fitted wardrobes with sliding mirror doors, additional free-standing furniture available by negotiation. Radiator, double glazed window overlooking communal landscaped gardens to rear, telephone point.



## SHOWER ROOM

6'10" x 5'7" (2.08m x 1.7m) max

Tiled walls and white suite from the Rocca range comprising vanity wash hand basin, cupboards under, low flush w.c., shower cubicle, chrome heated towel rail, medicine cabinet with mirror and light.

## TO THE OUTSIDE

The property enjoys a pleasant position within this popular development overlooking a landscaped garden to rear. Parking available.



## COUNCIL TAX

Band C (from internet enquiry).

## LEASEHOLD

The property is managed by Millstream Management Services Ltd who will be responsible for collecting the Management Charge which includes the ground rent and service charge, covering all exterior maintenance and redecoration and upkeep of communal areas, window cleaning and garden maintenance, together with services for a full time Lodge Manager, 24 hour care-line monitoring, heating and cleaning of the owners lounge and heating of the flat.

Service charge is payable six months in advance. Current charges we understand are £2239.00. Service charge and £575.00 ground rent per annum.

## 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

## MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**