

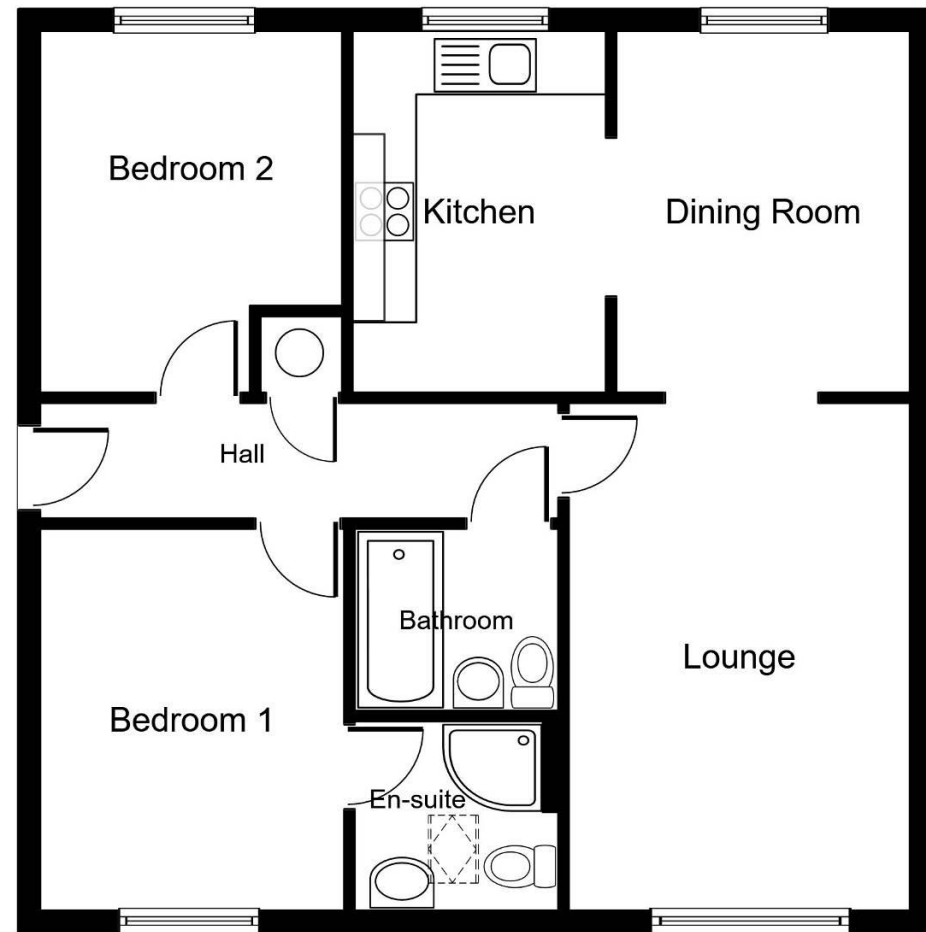
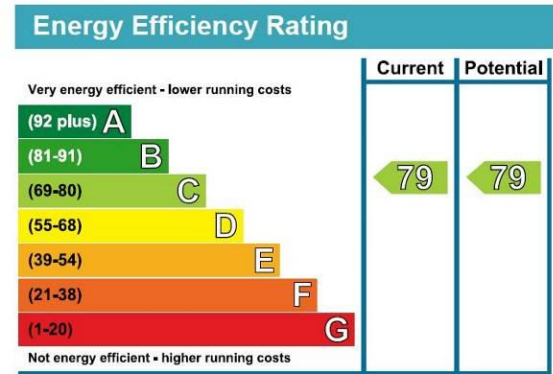
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 2019



Second Floor

16 Farriers Court, Wetherby, LS22 6AE

Total floor area 69.0 sq. m. (743 sq. ft.) Approx

NOT TO SCALE For layout guidance only



Wetherby ~ 16 Farriers Court, LS22 6AE

A spacious two double bedroom, two bathroom top floor apartment forming part of a purpose built modern development with secure gated entrance being within only a short walk to all shops, cafes, boutiques and restaurants available in this popular market town.

- Second floor apartment
- Two double bedrooms, one with en-suite shower room
- Lounge, dining room and kitchen
- Electric Economy 7 night storage heating
- Double glazed windows and allocated parking space

£220,000 PRICE REGION FOR THE LEASEHOLD

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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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

Leaving Wetherby along North Street. Farriers Court is situated on the right hand side opposite the Shell Garage and approached through electric gated entrance.

THE PROPERTY

Spacious accommodation benefiting from double glazed windows, electric night storage heaters and in further detail giving approximate room sizes comprises :-

COMMUNAL ENTRANCE HALL

With staircase leading up to :-

SECOND FLOORLANDING

PRIVATE HALL

Electric night storage heater, cupboard housing newly installed Economy 7 hot water boiler.

LOUNGE

15'8" x 10'6" (4.78m x 3.2m)

Double glazed window, night storage heater, T.V. point.



DINING ROOM

11'2" x 9'1" (3.4m x 2.77m)

Double glazed window, night storage heater.



KITCHEN

11'2" x 7'9" (3.4m x 2.36m)

Comprising wall and base units including cupboards and drawers, stainless steel sink unit and mixer taps, integrated appliances including oven, hob and hood, plumbed for automatic dishwasher, space for fridge. Double glazed window.



BEDROOM ONE

11'9" x 9'4" (3.58m x 2.84m)

Double glazed window, T.V. point, electric radiator.



EN-SUITE SHOWER ROOM

Shower cubicle, low flush w.c., pedestal wash basin, heated towel rail, shaver socket, Velux window.



BEDROOM TWO

11'3" x 9'4" (3.43m x 2.84m)

Double glazed window, electric radiator.



BATHROOM

Half tiled to two walls, three piece suite comprising panelled bath, pedestal wash basin, low flush w.c., heated towel rail.



TOTHE OUTSIDE

Allocated parking space and visitor parking available. Well tended communal garden grounds.



COUNCIL TAX

Band D (from internet enquiry).

TENURE

Leasehold. Remainder of a 125 year lease from 2003. Service charge £1355 per annum including building insurance which covers maintenance and upkeep of all internal and external communal areas. Ground rent £150 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.