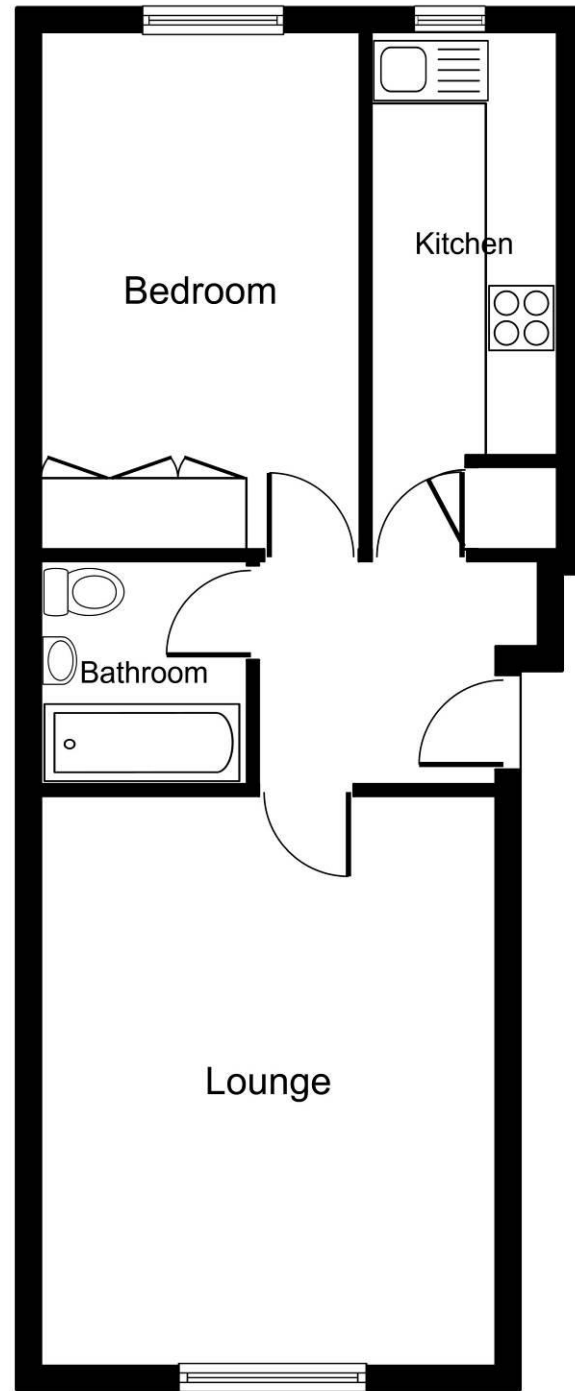


Total floor area 44.6 sq.m. (480 sq.ft.) Approx



Floor Plan

23 North Grove Court, Wetherby, Leeds, LS22 7GB NOT TO SCALE For layout guidance only



### 23 North Grove Court LS22 7GB

A first floor one bedroom apartment available with no onward chain. Set within a peaceful location just a short walking distance from Wetherby town centre.

- Purpose built first floor apartment
- Spacious lounge
- Bedroom with Sharps fitted wardrobes
- Allocated parking
- Well maintained communal gardens

**£155,000** PRICE REGION FOR THE LEASEHOLD



1 Recep



1 Bed



1 Bath

#### 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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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

Proceeding out of Wetherby along North Street into Deighton Road, turn left into North Grove Approach, second right into North Grove Court.

## THE PROPERTY

Set within a peaceful location just a short distance from Wetherby town centre a one bedroom first floor apartment with replacement double glazed windows and gas fired central heating. The accommodation in further detail giving approximate room sizes comprises:

## GROUND FLOOR

Entrance hall and staircase to first floor landing

## PRIVATE HALL

With loft access, entry door intercom

## LOUNGE

15'6" x 12'2" (4.72m x 3.71m)

Double glazed window to front, radiator, ceiling cornice, fireplace, TV and telephone points.



## KITCHEN

14'0" x 5'0" (4.27m x 1.52m)

With Shaker style wall and base units including cupboards and drawers, worktops with matching splashbacks, stainless steel sink unit and drainer, built in oven and hob with extractor hood above, freestanding fridge and washer/dryer, radiator, cupboard housing gas fired central heating boiler.

## BEDROOM

14'2" x 8'9" (4.32m x 2.67m)

Double glazed window to rear, Sharps fitted wardrobes, radiator.



## BATHROOM

Tiled walls and floor with three piece white suite comprising panelled bath with Mira shower above, pedestal wash basin, low flush WC, chrome heated towel rail.



## TO THE OUTSIDE

Allocated parking space to the rear. Visitor parking spaces available. Use of communal gardens.



## TENURE

Leasehold with the remainder of a 999 year lease from 1984. Service charge £275 per quarter. Ground rent n/a. Pets are not allowed. Sub letting is allowed.

## COUNCIL TAX

Band B (from internet enquiry)

## 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.**

Written quotations are available on request.

Details prepared September 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		