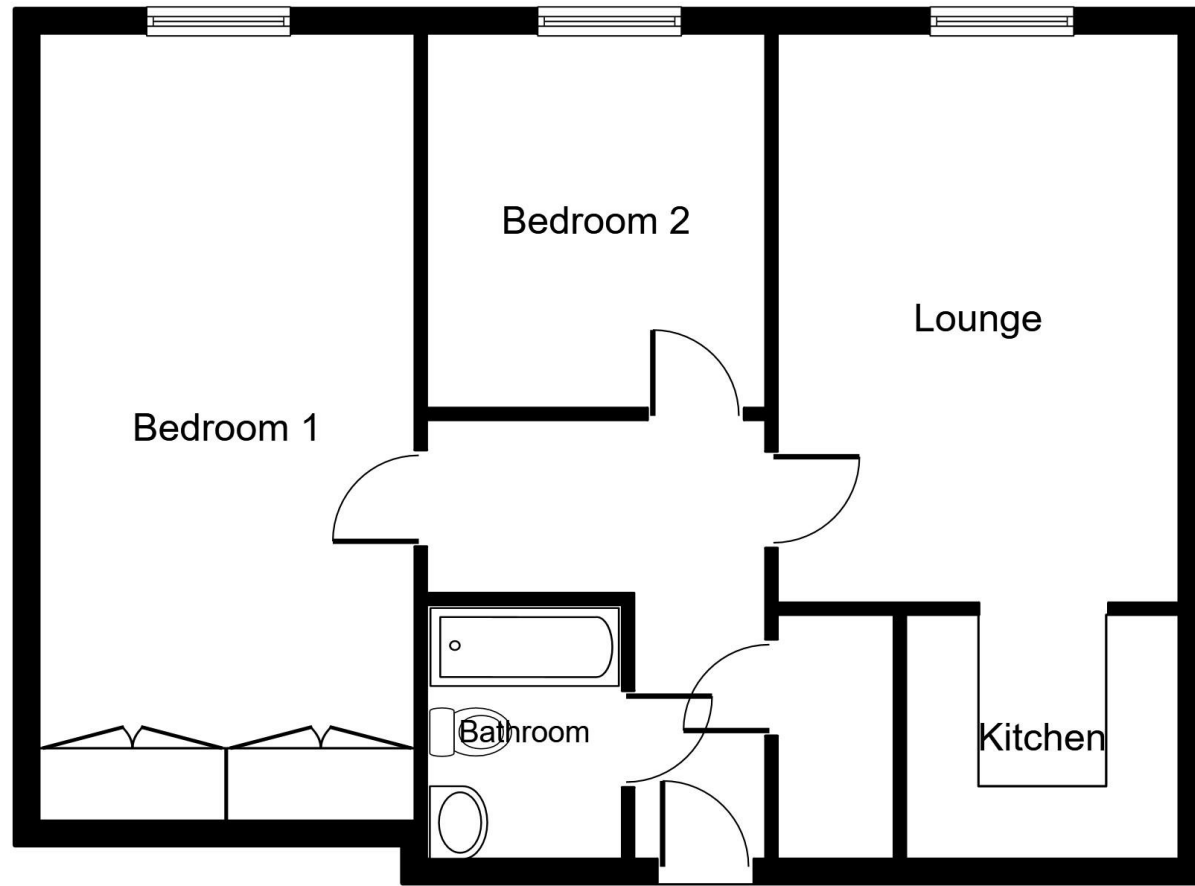


Total floor area 54.8 sq.m. (590 sq.ft.) Approx



Floor plan

35a Home Paddock House, Deighton Road, Wetherby, LS22 7TE



Wetherby ~ Home Paddock House, 35a Deighton Road, LS22 7TE

35a is a unique two-bedroom retirement apartment on the second floor of Home Paddock House, a McCarthy Stone development comprising 45 properties arranged over three floors. Residents are to be over the age of 60. On-site House Manager, as well as care-line response system. Residents lounge, communal laundry and overnight guest suite available. No upward chain.

- Two double bedrooms
- Double glazed windows
- Lift to all floors
- 99 year lease from 1985
- 24 hour Appello call system

£109,950 PRICE REGION FOR THE LEASEHOLD



1 Recep



2 Beds



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.
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CHARTERED SURVEYORS
ESTATE AGENTS
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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 Deighton Road. Home Paddock House can be identified on the right hand side on the corner with Ashfield.

THE PROPERTY

A unique two bedroom second floor apartment with double glazed windows and part electric night storage heating. The condition of the purchase is that residents be over the age of 60 years or where a couple purchase one must be over the age of 60 years and the other over 55 years.

The accommodation in further detail comprises :-

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With lift or staircase to :-

SECOND FLOOR

PRIVATE ENTRANCE HALL

With intercom entry phone system, loft access, night storage heater, cupboard housing insulated tank.

LOUNGE

15'5" x 10'7" (4.7m x 3.23m)

With double glazed window, electric fire, ceiling cornice, two wall light points.



KITCHEN

7'4" x 5'5" (2.24m x 1.65m)

Having wall and base units, worktops, stainless steel sink unit, space for fridge freezer.



BEDROOM ONE

17'8" x 9'8" (5.38m x 2.95m)

Including fitted wardrobes to one wall, night storage heater, two wall light points, double glazed window, ceiling cornice.



BEDROOM TWO

10'2" x 8'8" (3.1m x 2.64m)

Double glazed window, ceiling cornice, wall light point.



BATHROOM

6'10" x 5'4" (2.08m x 1.63m)

Tiled walls and white suite comprising panelled bath, Mira shower above, pedestal wash basin, low flush w.c., extractor fan.



TO THE OUTSIDE

Communal gardens, resident and visitor parking spaces.

TENURE

Leasehold. We understand the remainder of a 99 year lease (commencing 1985). Annual service charge £4158.16 with effect from the 1st September 2022. Ground rent £512.06 per annum.

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 October 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		