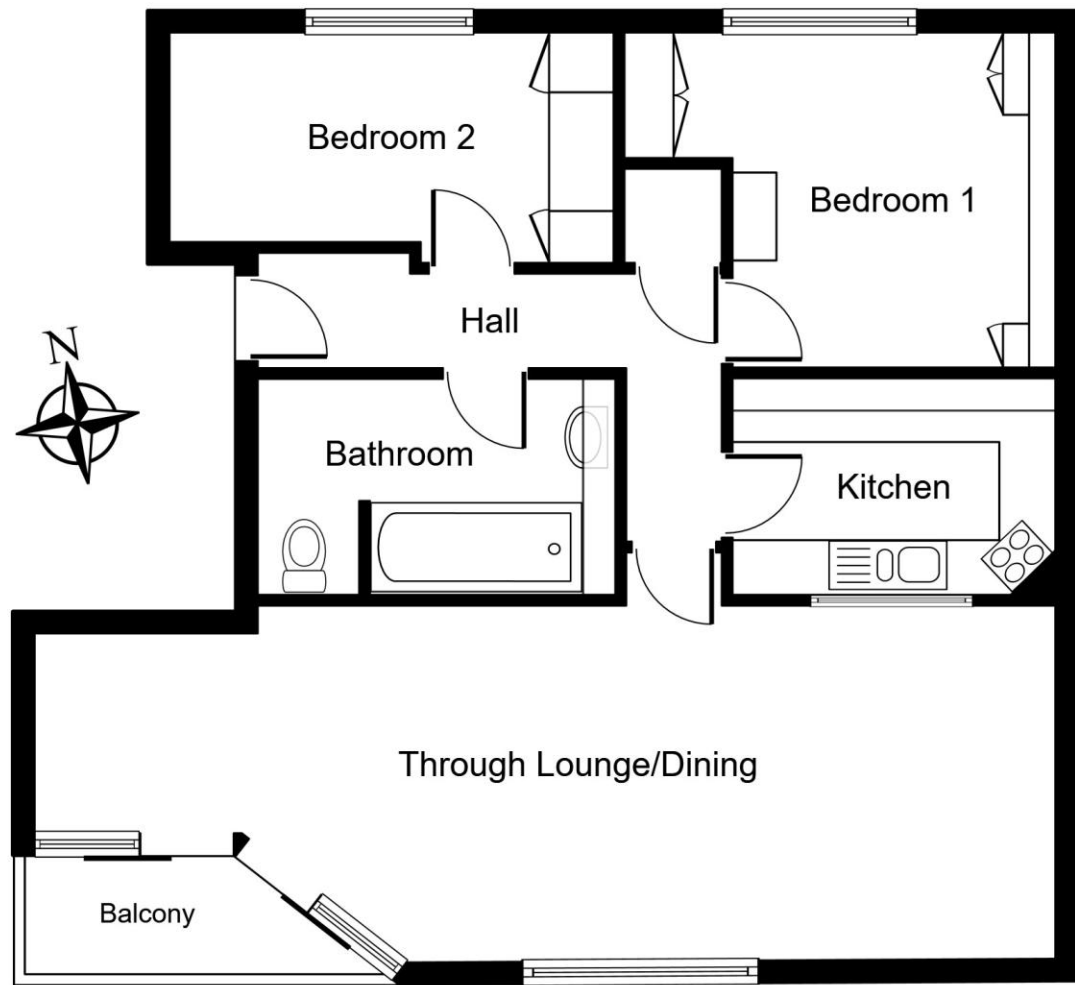


YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared June 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Second Floor

13 Scott Mews, Wetherby, LS22 6LH

Total floor area 68.6 sq.m. (738 sq.ft.) Approx

NOT TO SCALE For layout guidance only



Wetherby ~ 13 Scott Mews, LS22 6LH

A genuinely spacious two-bedroom second floor apartment with private balcony enjoying a south facing aspect over tennis courts and the River Wharfe beyond. Conveniently located within minutes walking distance of Wetherby town centre and an excellent range of local amenities and bus station.

- Two bedroom second floor apartment
- Through living dining room
- Private balcony
- Fitted kitchen
- No onward chain
- Large single garage and driveway parking
- Access to a level path at the rear of the property leads into town

£249,950 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
VALUERS

01937 582731
sales@rentonandparr.co.uk
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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

From the Market Place turn into Castlegate by the side of Costa Coffee and bear left, take the next right into Scott Mews where the property is situated on the right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

A rare opportunity to acquire a spacious two bedroom apartment on this popular development. The accommodation will benefit from cosmetic improvements to personal taste. Approximate room dimensions are detailed below.

COMMUNAL ENTRANCE HALL

With security code operated door and staircase leading to first and second floors.

LANDING

With communal door to rear leading out onto well maintained gardens with a level path leading onto Scott Lane.

PRIVATE ENTRANCE HALL

With intercom telephone system, radiator, loft access hatch, airing cupboard housing Worcester Bosch gas fired central heating boiler.

THROUGH LOUNGE/DINING

11'1" x 31'2" (3.4m x 9.5m) Narrowing to 5'10" (1.8m)



A light and spacious room with large double glazed UPVC window to front elevation, radiator beneath, two further radiators, T.V. aerial, telephone point, wall lights, decorative ceiling cornice. Sliding patio doors onto :-



PRIVATE BALCONY

Tiled floor, delightful south facing outlook over Wetherby tennis courts and the river Wharfe beyond.

KITCHEN

9'10" x 6'6" (3m x 2m)



With a range of wall and base units, laminate worktop, inset one and a quarter stainless steel sink unit, cooker with four ring ceramic hob, extractor fan above, space and plumbing for automatic washing machine and fridge, wood effect laminate floor covering, serving hatch into adjacent living dining area.

BEDROOM ONE

13'1" x 10'2" (4m x 3.1m) max

With double glazed UPVC window to rear elevation revealing a delightful outlook over well tended communal gardens, radiator beneath, fitted bedroom furniture including wardrobes and cupboards to two sides, telephone point.



BEDROOM TWO

13'6" x 6'3" (4.12m x 1.93m)

With double glazed UPVC windows to rear elevation, radiator beneath, built in bedroom furniture comprising wardrobes, overhead cupboard, dressing table and drawers, T.V. aerial.



HOUSE BATHROOM

A coloured suite comprising wash basin with tiled worktop, bath, tiled walls, white low flush w.c., single radiator, extractor fan. Double shaver socket.

TO THE OUTSIDE

Private gravelled driveway provides off-road parking space for one vehicle, bordered with low level shrubs, bushes, driveway leads to :-

INTEGRAL GARAGE

17'8" x 10'5" (5.4m x 3.2m)

A good size integral garage with manual up and over door, light and power laid on.

GARDENS

The residents of Scott Mews enjoy use of the communal landscaped garden with level pedestrian access onto Scott Lane, easily accessed off the second floor landing to the rear of our property.



LEASEHOLD

The property is leasehold with approximately 961 years remaining. Service charge £1709.38.

COUNCIL TAX

Band D (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.