

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

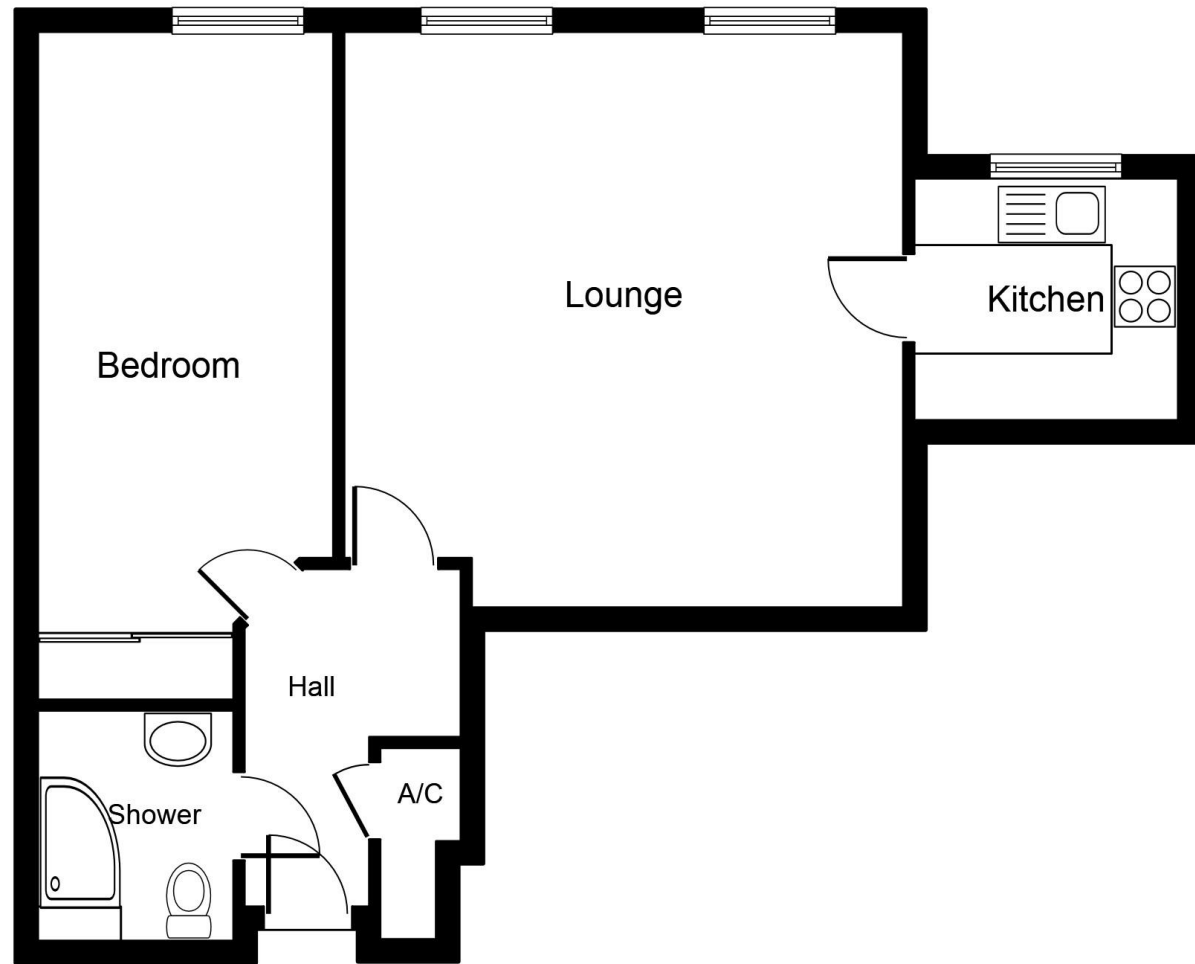
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937)582731

Details prepared October 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Flat 54, Tatterton Lodge, York Road, Wetherby, LS22 7AA



**Wetherby ~ 54 Tatterton Lodge, York Road, LS22 7AA**

A modern second floor retirement apartment located at the rear of this newly completed development of one and two bedroom retirement properties, conveniently located for ease of access to town centre amenities. No upward chain.

- Light and spacious living room overlooking landscaped communal gardens to rear
- Fitted kitchen with integrated appliances
- Double bedroom with fitted wardrobes
- Owners lounge and kitchen with regular social events
- 24 hour care-line system for safety and security
- Guest suite for visitors

**£240,000** PRICE REGION FOR THE LEASEHOLD

- 1 Recep
- 1 Bed
- 1 Bath

**MISREPRESENTATION ACT**

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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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## 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 modern development of 1 and 2 bedroom retirement properties. 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 24 hour emergency care-line assistance. Tatterton Lodge benefits from air source heating which is included within the service charge. All floors are served by staircase and lift. The accommodation in further detail comprises :-

## PRIVATE ENTRANCE HALL

Ceiling cornice, heating thermostat, walk-in store cupboard.

## LIVING ROOM

16'6" x 16'10" (5.03m x 5.13m)

A lovely square room with two double glazed windows to rear overlooking landscaped gardens, ceiling cornice, two radiators, T.V. point, fireplace with electric fire, telephone point and care-line.



## KITCHEN

7'9" x 6'11" (2.36m x 2.11m)

Well-fitted with range of wall and base units including cupboards and drawers, work tops with tiled surrounds, stainless steel sink unit with mixer taps, integrated appliances including Zanussi oven, fridge and freezer, Hoover washer/dryer, induction hob with extractor hood above, double glazed window, Dimplex heater.



## DOUBLE BEDROOM

13'8" x 8'7" (4.17m x 2.62m)

Plus fitted wardrobes with sliding mirror doors, double glazed window overlooking landscaped garden, radiator, ceiling cornice.



## SHOWER ROOM

Quality white suite comprising shower cubicle, low flush w.c., vanity wash basin with cupboards under, medicine cabinet with mirror, tiled walls, heated towel rail.



## TO THE OUTSIDE

The apartment is situated on the second floor and overlooks delightful landscaped gardens to the rear. Parking available.



## TENURE

Leasehold. The remainder of 125 year lease from December 2016. Ground rent £575.00 per annum paid half yearly in advance. Service charge £2082.64 per annum paid half yearly in advance which includes the Lodge Manager, safety and security, general communal expenses including window cleaning, garden maintenance, cleaning of communal areas, air-source heating, re-decoration fund, lift maintenance, lodge management and admin.

## COUNCIL TAX

Band C (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.