



Ground Floor

12 Home Paddock House, Deighton Road, Wetherby, LS22 7TE

Not to scale for identification purposes only

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## Wetherby ~ 12 Home Paddock House, Deighton Road, LS22 7TE

A well-presented and individual one bedroom retirement apartment occupying a corner position on the ground 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
- Double bedroom with fitted wardrobes
- Living room with French door to garden
- Modern kitchen and fully tiled shower room
- The remainder of a 99 year lease from 1985
- 24 hour Appello call system



1 Recep



1 Bed



1 Bath

**£92,500** PRICE REGION FOR THE LEASEHOLD



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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 Deighton Road, Home Paddock House can be identified on the right hand side on the corner with Ashfield.

THE PROPERTY

A well positioned ground floor apartment with double glazed windows and night storage heating, refitted kitchen and modern shower room. The property is available with no onward chain and includes carpets, curtains and light fittings as seen.

A 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 and the other over 55 years.

The accommodation in further detail comprises :-

GROUND FLOOR

COMMUNAL ENTRANCE HALL and corridor leading to :-

PRIVATE HALLWAY

With intercom entry phone system, part corniced ceiling, Dimplex heater.



LIVING ROOM

18'x 10'6" (5.49m x 3.2m) Having double glazed window to front and French door to side giving direct access to the garden grounds, modern fireplace with electric fire, ceiling cornice, storage heater. Store room off with hot water tank. Two electric wall mounted heaters.



KITCHEN

7'3"x 5'6" (2.21m x 1.68m) Modern white suite comprising shower cubicle, low flush w.c., vanity wash basin, medicine cabinets, wall mirror, tiled walls, chrome heated towel rail, ceiling cornice, extractor fan., wall mounted fan heater.



Re-fitted with modern range of wall and base units including cupboards and drawers, worktops and matching splashbacks, stainless steel sink unit and mixer taps, Bosch integrated appliances including oven and hob with hood above, fridge freezer and dishwasher, double glazed window to side, ceiling cornice.

DOUBLE BEDROOM

13'8" x 8'1" (4.17m x 2.46m) Including double wardrobe, night storage heater, double glazed window to front, ceiling cornice.



SHOWER ROOM

A modern white suite comprising shower cubicle, low flush w.c., vanity wash basin, medicine cabinets, wall mirror, tiled walls, chrome heated towel rail, ceiling cornice, extractor fan., wall mounted fan heater.



TO THE OUTSIDE

Communal gardens, together with resident and visitor parking spaces.

TENURE

Leasehold. We understand the remainder of a 99 year lease (commencing 1985). Annual service charge £2200 including ground rent.

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

Details prepared November 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		