Wetherby ~ Flat 28, Home Paddock House, Deighton Road, LS22 7TE

A modern first floor purpose built retirement apartment within an attractive and well established development for the over 60's. Situated in a most convenient location within level walking distance of Wetherby town centre.

- Recently updated and well-presented one bedroom first floor apartment
- A light and airy feel with dual aspect to front and side
- Entry phone system and lift available to all floors
- Sitting room, modern fitted kitchen
- Double bedroom with fitted wardrobes
- Delightful landscaped gardens and parking

£95,000 PRICE REGION FOR THE LEASEHOLD
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 by pass and M1/A1 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 beautifully decorated and well-appointed one bedroom first floor apartment enjoying a corner position with dual aspect to the front and side with double glazed windows, recently fitted electric heating throughout, entry phone system.

Home Paddock House provides a resident’s house manager, as well as a care-line response system, residents lounge, communal laundry and overnight guests suite.

All residents have use of their own communal lounge, kitchen and laundry room.

The accommodation which is well-presented and available with the benefit of no upward chain in further detail comprises:

**COMMUNAL ENTRANCE HALL**
With stairs and lift facility to first floor.

**PRIVATE HALL**
With wood effect laminate floor covering, hanging space for cloaks, internal door leading to:

**INNER HALL**
Electric radiator, ceiling cornice.

**DOUBLE BEDROOM**
13’8” x 8’8” (4.17m x 2.64m)
With double glazed UPVC window to front aspect, fitted bedroom furniture including wardrobe with hanging space and shelves within, ceiling cornice.

**LIVING ROOM**
18’ x 10’7” (5.49m x 3.23m)
A lovely light room with dual aspect, double glazed window to side and front elevation enjoying a pleasant view over communal well-tended gardens and mature trees, attractive fireplace with polished stone surround, mantle and matching hearth, electric fire within, electric radiator, T.V. aerial, ceiling cornice, two wall lights, telephone point and wall mounted telephone intercom system, useful storage cupboard fitted out with shelves and lighting within.

**SHOWER ROOM**
Coloured suite comprising low flush w.c., vanity wash basin with drawers beneath, hot water to hand basin heated by immersion heater located in cupboard by Super 7 night storage tariff. Walk-in double width shower cubicle with electric Triton shower, glass shower screen, tiled walls, tile effect vinyl floor covering, extractor fan, ceiling cornice.

**KITCHEN**
7’ 4” x 5’ 8” (2.24m x 1.73m)
Fitted with a range of modern maple fronted wall and base units, cupboards and drawers, work surfaces with inset stainless steel sink and drainer with mixer tap, integrated Bosch oven with Hotpoint hob, pelmet downlighting, space for fridge/freezer, plumbed for dishwasher/washing machine, hot water heater fitted under sink which heats hot water in kitchen sink only (5 litre capacity). Double glazed window to side aspect, tiled walls.

**TENURE**
Leasehold. The remainder of a 99 year lease (approx. 70 years left remaining). Service charge is £399 quarterly. Ground rent £455 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

Details prepared September 2017

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**Energy Efficiency Rating**

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**Current**

**Potential**

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