

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 2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Flat 17 Tatterton Lodge, York Road, Wetherby, LS22 7AA NOT TO SCALE For layout guide



Wetherby ~ 17 Tatterton Lodge, York Road, LS22 7AA

A generously proportioned two bedroom ground floor apartment enjoying south facing aspect. Forming part of a very popular retirement development of 55, one and two bedroom properties, exclusively for the over 60's being conveniently located for easy access to the town centre and excellent surrounding amenities.

- Spacious living room with door to front patio
- Well-fitted kitchen with integrated Zanussi appliances and window
- Two double bedrooms, one with fitted wardrobes
- Luxury shower room and three individual storage cupboards in the hallway
- 24 hour care line support
- Inclusive of heating and water

£359,950 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

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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 newly completed development of one and two bedroom retirement apartments. Each apartment is self-contained and benefits from the use of the owners lounge and coffee bar.



Tatterton Lodge has been designed with safety and security at the forefront, all apartments and communal areas have an emergency care-line system installed, monitored by the on-site lodge manager during the day and 24 hour, 365 days a year by the care-line team.

This spacious ground floor apartment is well designed with south facing aspect to the front. Benefiting from energy efficient heating system by means of a ground source heat pump, double glazing, the accommodation in further detail comprises :-

PRIVATE ENTRANCE HALL

Having radiator, three useful built in storage cupboards, ceiling cornice.

LOUNGE

20'6" x 10'6" (6.25m x 3.2m)

Including bay to front with door and window to outside patio area. Radiator, fireplace, ceiling cornice, T.V. and telephone points.



DINING ROOM / BEDROOM TWO

18'x 9'2" (5.49m x 2.79m) plus door recess

Double glazed window to front, radiator, ceiling cornice.



KITCHEN

7'10" x 7'9" (2.39m x 2.36m)



Double glazed window to side elevation, well-fitted with excellent range of stone gloss fronted wall and base units including cupboards and drawers, work surfaces and tiled

surrounds, stainless steel sink unit and mixer taps, Zanussi appliances including oven, hob and extractor hood above, fridge freezer and washer dryer. LED ceiling lighting.

BEDROOM ONE

16'x 10'3" (4.88m x 3.12m)

With fitted wardrobes having sliding mirror doors, double glazed window to front, radiator, ceiling cornice.



SHOWER ROOM

Tiled walls and quality white suite comprising curved glass shower cubicle, w.c., and vanity wash basin, medicine cabinet, chrome heated towel rail.



TO THE OUTSIDE

A feature of this particular ground floor apartment is access to the small patio at the front directly from the lounge. The property also enjoys the use of communal landscaped gardens to the rear, and parking which is available for apartment owners.



COUNCIL TAX

Band D (from internet enquiry).

TENURE

Leasehold. The property is managed by Millstream Management Services Ltd who will be responsible for collecting and management charge which includes ground rent and a service charge covering all exterior maintenance and redecoration and upkeep of communal areas, window cleaning and garden maintenance, together with service of full time lodge manager, 24 hour care-line monitoring, heating, water and cleaning of the owners lounge and more. The service charge payable is six months in advance. Service charge (year ending 31st May 2021) £3347.64 per annum. Ground rent £625.

Lease 125 year commencing 2015.

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