The Shambles, , Wetherby, LS22 6NG

- ONE BEDROOM APARTMENT
- LARGE OPEN PLAN LOUNGE/KITCHEN
- SOUGHT AFTER LOACTION
- IMMACULATE THROUGHOUT
- STYLISH SHOWER ROOM
- EPC - C COUNCIL TAX -A

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DESCRIPTION

Situated in the very heart of Wetherby town center, just moments from the charming Shambles, this beautifully presented one-bedroom apartment offers stylish, contemporary living and is truly ready to move straight into. Perfect for first-time buyers, investors, or couples, this exceptional property combines modern finishes with a highly sought-after location.

The apartment benefits from its own private entrance, with a useful storage cupboard and staircase leading to the first-floor accommodation.

The modern bathroom has been finished to a high standard and features stylish tiling, a walk-in shower, WC, and wash basin with built-in storage. A low-level window provides natural light while maintaining privacy.

To the rear of the property is the spacious double bedroom, tastefully decorated and flooded with natural light from two windows. The room also benefits from a convenient wash basin and WC, along with a useful cupboard housing the boiler.

The true centerpiece of the home is the stunning open-plan living kitchen. Finished to an impeccable standard, the contemporary kitchen boasts a range of integrated appliances including a fridge/freezer, dishwasher, washing machine, electric oven and hob, and microwave. An excellent selection of wall and base units provides ample storage, while a large breakfast bar creates the perfect space for dining and entertaining.

Flowing seamlessly from the kitchen, the living area is generously proportioned and beautifully presented, featuring attractive wall paneling, a large window, and ample space for both lounge and dining furniture.

Externally, there is a communal outdoor area suitable for bin storage and seating. There is a possibility to purchase a parking spot with the town hall should it be required.

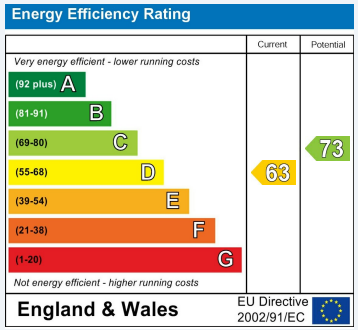
Further benefits include gas central heating and double glazing throughout.

The location is simply superb, with an excellent selection of cafés, restaurants, independent shops, and Marks & Spencer right on the doorstep. Wetherby is a highly desirable market town situated on the banks of the River Wharfe, ideally positioned between Leeds, Harrogate, and York. The town offers a wealth of amenities, excellent sporting facilities, and convenient access to the A1(M) and wider motorway network, making it an ideal base for commuters and lifestyle buyers alike.

AEG
BOSCH

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewings

Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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