

Deighton Road, Wetherby

- ONE BEDROOM APARTMENT
- OVER 60S ONLY
- MODERN KITCHEN AREA

- WETHERBY TOWN CENTRE
- COMMUNAL AREAS
- EPC B / TAX BAND B

Offers Over £85,000

Tenure: Leasehold

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Deighton Road, Wetherby

DESCRIPTION

OVER 60's RETIREMENT APARTMENT located within walking distance of Wetherby town center and is specifically designed for individuals over the age of 60. It offers excellent communal facilities, including a 24-hour emergency care line, lift access, communal grounds, and parking.

The apartment can be accessed through a communal entrance, which features a main ground entrance hall with a security entry phone system. There is also a House Manager's office, access to shared facilities, and lifts and stairs to all floors.

Inside the apartment, the entrance hall leads to the living area, shower room, and bedroom.

The lounge features an electric fire and an arch that connects the lounge to the newly fitted kitchenette, which comprises white high gloss wall and base units, worktops, a two-ring electric hob, and space for a fridge freezer.

The bedroom features fitted wardrobes, providing ample storage space. The recently updated shower room includes a vanity unit with a wash hand basin and storage, a low flush WC, a large shower enclosure with a wall-mounted shower, tiled walls, a heated towel rail, and an extractor fan.

Outside, the development is surrounded by communal grounds and has a large car park with resident and visitor parking spaces.

There are specific requirements for purchasing a property in this development. The minimum age is 60, and in the case of a couple purchasing a property, one person must be over the age of 60, while the other must be over the age of 55.

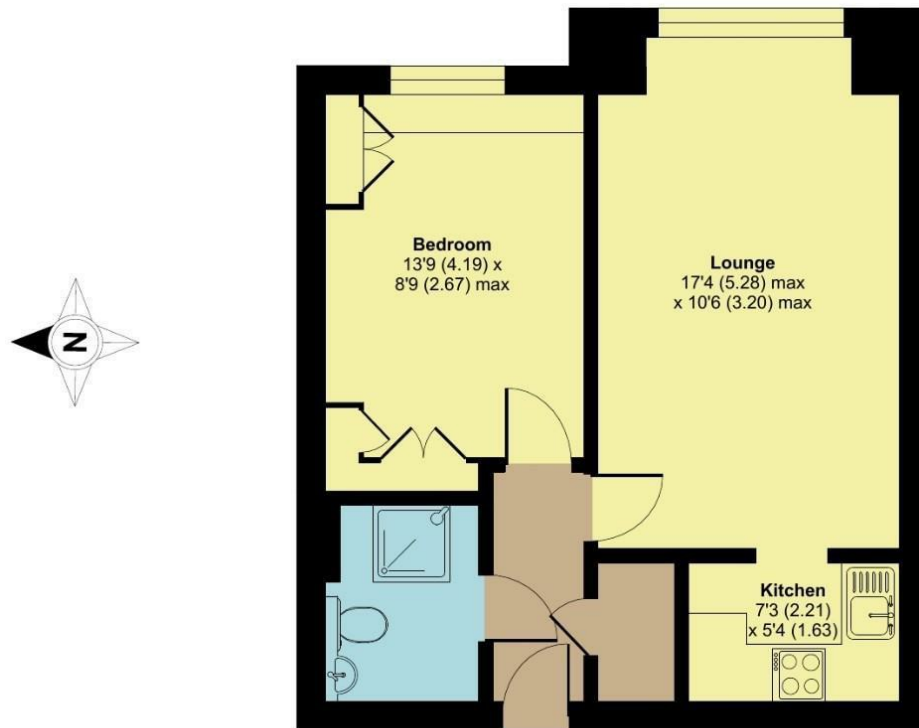
The charges associated with this retirement apartment are a service charge of £3,240 per year and a ground rent of £500 per year. The lease has 62 years remaining.



Deighton Road, Wetherby, LS22

Approximate Area = 444 sq ft / 41.2 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1004837

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



Council Tax: B

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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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