



1 Coach House Court

14 Deighton Road, , Wetherby LS22 7TE

£249,500 | Leasehold

maxwell hodgson

estate agents

A well presented ground floor apartment built by the highly regarded builders Kebble Homes and situated to the rear of the building with its own private garden. Gas central heating, PVCu double glazing. Offering contemporary fixtures and fittings the accommodation includes, entrance hall, open plan sitting room/ kitchen, master bedroom with ensuite shower room, second double bedroom and a house bathroom. The apartment also benefits from an allocated parking space. This would be an ideal purchase for a professional or retired person or couple. Viewing recommended.

Communal Entrance

Secure entrance to main hall

Entrance Hall

Radiator, cloaks cupboard with shelf. Entry phone system. Utility cupboard with plumbing for washing machine, Worcester gas central heating boiler.

Sitting Room/ Kitchen

Double French doors leading out onto garden and PVCu window to rear. Radiator. Kitchen area comprises base and wall units with rolled edge work surfaces and upstands, inset one and a quarter bowl sink and drainer. Integrated dishwasher, Neff double built in oven and induction hob with Hotpoint extractor hood over. Tall integrated fridge freezer.

Bedroom One

Double built in wardrobe with shelf and hanging rail. Double French doors onto rear garden. PVCu window to side. Radiator.

Ensuite Shower Room

Shower enclosure with direct shower, half

tilled walls, tiled floor, ladder style towel rail, low flush concealed cistern WC. Vanity wash hand basin with storage drawer under.

Bedroom Two

Double built in wardrobe with shelf and hanging rail. Radiator, two PVCu windows to side.

Bathroom

White three piece suite, bath with shower attachment over, concealed cistern WC, wash hand basin. Half tiled walls, tiled floor, heated ladder style towel rail, shaver point.

Garden

To the rear of the property there is a small garden area, with patio and lawn bordered by a dwarf wall.

Parking

There is an allocated parking space for the property along with the shared use of visitor spaces at the rear of the building.

Tenure

Leasehold. Lease 125 years from 2008. We understand that the annual ground rent is £125 p/a. Service charges - please contact us for further information relating to charges

Council Tax

We understand the property has been placed in council tax band D.

Services

All mains services are understood to be connected to this property.

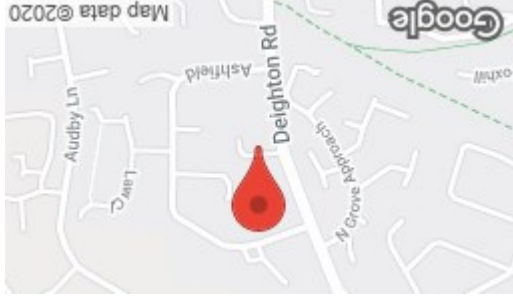






Directions

From our office proceed up the High Street and onto Deighton Road. Coach House Court can be found on the right hand side, identified by our for sale board.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
GROSS INTERNAL FLOOR AREA
APPROX. 726 SQ FT / 67.48 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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