



1B Riverside

65 Westgate, , Wetherby LS22 6NH

Offers Over £470,000 | Leasehold

maxwell hodgson
estate agents

1B Riverside is a bespoke luxury apartment in a stunning location with south facing views and private terrace directly overlooking The River Wharfe and Wetherby Ings.

The property benefits from PVCu double glazing in addition to a remote controlled zoned heating system and underfloor heating to the en-suite shower room and bathroom.

Beautifully presented and fitted to the highest standard throughout the spacious accommodation includes : dining kitchen with central island and integrated appliances, utility room, lounge with bi-fold doors opening to a south facing terrace overlooking the river. Bedroom one with dressing area and en-suite shower room, 2 further bedrooms or study room. Lift access to all floors, secure undercover parking plus visitor parking. Level walking to town centre, bus station and excellent amenities.

Offered with immediate vacant possession and no onward chain an early viewing of this superb property is highly recommended.

EPC Band E.

Communal Entrance

Secure communal entrance door to entrance hall with stairs down to all floors and lift access.

Entrance Hall

Timber front entrance door, tiled floor with underfloor heating. Double cloaks cupboard, entry intercom system. Storage cupboard housing hot water cylinder, thermostat controls.

Utility Room

Fitted with base and wall units to match kitchen, rolled edge worksurface with upstands. Plumbing for washing machine. Inset stainless steel sink with mixer tap, tiled floor with underfloor heating.

Kitchen / Dining Room

Fitted with an excellent range of quality Kessler units finished in grey with complimentary granite work surfaces. Central island with 3 feature lights above, inset one and half bowl sink, granite work surface with moulded drainer, extending to solid wood breakfast bar. Integrated Bosch appliances including dishwasher, combination microwave and split level oven and induction hob. Fridge freezer. Engineered oak flooring, inset ceiling downlights. Two contemporary radiators, double French doors with Juliet balcony with views directly overlooking the River Wharfe and The Ings. Open through to:

Lounge

Bi Fold doors opening to terrace with stunning views overlooking the River and Wetherby Ings beyond. Engineered oak floor. Two contemporary radiators. Double doors opening to hall.

Terrace/Balcony

South facing and overlooking the river and Wetherby Ings. Ample space for seating and eating alfresco.

Bedroom One

Patio doors looking out on to lovely riverside views with Juliet balcony, two contemporary radiators. Window to rear. Dressing room area.

En-suite Shower Room

Fitted with white three piece suite comprising; vanity unit wash hand basin, low flush concealed cistern WC, walk in shower with direct shower over and hand held attachment. Part tiled walls, tiled floor with underfloor heating. Ladder style heated towel rail, extractor fan.

Bedroom Two

Window to rear with lovely riverside views. Contemporary radiators.



Bedroom Three

Window to side, contemporary radiator.

Bathroom

Fitted with white four piece suite comprising; vanity unit wash hand basin, bath with mixer tap, walk in shower with direct shower over and hand held attachment, low flush WC. Extractor fan, part tiled walls, tiled floor with underfloor heating.

Car Parking

There is a secure allocated car parking space undercover. Additional visitors parking is available at street level.

Outside Areas

Landscaped communal gardens with pathways and seating along the River Wharfe.

Tenure

We understand the property is leasehold. 125 year lease 106 years remaining.
Annual charges - Ground rent £150
Service charge £1910
Sinking / Reserve fund £890
Buildings Insurance premium renewal £492

Services

All mains services connected except for gas.

Council Tax

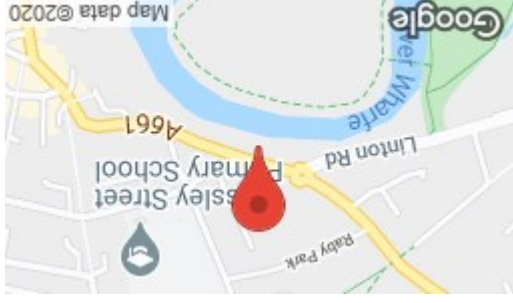
We understand the property is in council tax band E





Directions

From the centre of Wetherby take Westgate out of town whereupon Riverside is a development of luxury apartments on the left hand side.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1387 SQ FT / 128.82 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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