



1 Westgate Court, , Wetherby LS22 6AG

Price Guide £425,000 | Leasehold

maxwell hodgson

estate agents

Apartment 1 Westgate Court is a bespoke luxury first floor apartment, one of 3 attractive conversions in a highly sought after location within close level walking distance of the town centre, bus station and excellent amenities. With south facing views to The River Wharfe, the apartment is spacious and light. The wood floors, high ceilings with exposed beams and trusses complement the modern high quality specification throughout.

Beautifully presented, the property benefits from gas central heating and double glazing and offers a spacious sitting room, breakfast kitchen and two double bedrooms, one with en-suite shower room. Secure parking plus visitor parking. Jubilee Gardens are just across the road and also Scaur Bank and The Ings which provide great outside recreational space and walks.

Wetherby provides an excellent range of facilities to include: local independent shops, supermarkets, bars and restaurants, superb primary and secondary schools. For the commuter there is excellent access to the A1/M1 link road providing swift and easy commuting throughout the Yorkshire region and beyond.

Early booking to view this excellent property is highly recommended. EPC band C.

Covered Entrance Porch

Private entrance via attractive oak door to entrance lobby.

Ground Floor Entrance Lobby

Large window overlooking the rear courtyard. Oak floor with inset coir doormat. Recessed ceiling spotlights. Radiator. Oak staircase rising to first floor with feature hand rail.

First Floor Entrance Hall

Oak flooring, window to rear, entry phone, recessed ceiling spotlights, radiator, large feature doorway opening to the magnificent living room with full length glazed panel to the side.

Sitting Room

20'8" x 17'8" (6.30m x 5.38m)
Two double glazed south facing windows with attractive bespoke wooden louvre blinds. Further double glazed window to side with louvre blind. Oak floor. High vaulted ceiling and feature exposed ceiling beams and roof trusses, recessed ceiling spotlights. Feature open display area to chimney breast, TV point. Two radiators.

Kitchen/Breakfast

13'9" x 12'8" (4.19m x 3.86m)
Fitted to a high standard with an extensive range of base and eye level units. Granite worksurfaces with inset 1 and a half bowl stainless steel sink. Central island with granite worksurfaces with units below incorporating breakfast bar area with space for 4 stools. Quality built in appliances include Bosch dishwasher, fridge. Indesit washer/dryer and Neff freezer. Neff stainless steel oven, de Detrich 4 ring halogen hob with touch sensitive controls. Neff stainless steel canopy extractor hood above. High vaulted ceiling with exposed beams and roof trusses. Oak floor. Recessed ceiling spotlights. Double glazed windows to both side and rear. Radiator.

Inner Lobby

Access from the main entrance hall, to both bedrooms and bathroom.

Bedroom One

18'8" x 12'3 max (5.69m x 3.73m max)
Double glazed french door and matching side screen with Juliet balcony. Recessed ceiling spotlights, radiator, door to en suite.



En-Suite Shower Room

Fitted with corner shower cubicle with GROHE shower. Wash hand basin with swan neck mixer tap, WC. Chrome heated towel rail/radiator. Slate floor and fully tiled walls. Extractor fan. Recessed storage cupboard housing Valiant gas central heating boiler, shelving and storage.

Bedroom Two

16'10" max x11'8" (5.13m max x3.56m)
Double and secondary glazed south facing window to front with fitted bespoke louvre blinds. Radiator, Triple sliding doors to fitted wardrobe space to the length of one wall providing extensive hanging and shelving storage space.

Bathroom

Superb quality contemporary styled suite with bath with central mixer tap. Mains fed shower above. Wash hand basin and WC. Chrome heated towel rail/radiator. Extractor fan. Fully tiled walls and slate floor.

Outside

The property is approached via electrically operated entry gates opening onto a secure shared block paved courtyard. Allocated car hardstanding + visitor spaces. Secure storage area suitable for mountain bikes etc. Bin storage. Small shrub bed. High walling to all boundaries.

Tenure

Leasehold - Share of Freehold. The 3 owners of the apartments at Westgate Court own the freehold and control and share the management and associated charges. Further details on request.

Services

All mains services connected.

Council Tax

The property is in council tax band D.





Directions

The property is situated close to the town centre. Continue past the market square towards Harrogate whereupon the property is situated just after the St Josephs Catholic church on the right hand side.

