DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £160,000

- No Onward Chain
- First floor apartment
- Careline pullcord alarm system
- Two Bedrooms
- Residents Parking
- Juliet Balcony
- Lift Access
- Communal Gardens

10 Hallfield Court, Wetherby, West Yorkshire, LS22 5RF

Enjoy secure, low-maintenance living in this well-located two bedroom first floor apartment for residents over the age of 55 with lift access, parking and communal gardens, just a short level walk from Wetherby town centre, offered with NO ONWARD CHAIN.

28 Market Place, Wetherby, LS22 6NE
Tel: 01937 586177
Email: wetherby@dacres.co.uk
dacres.co.uk







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General remarks

A well-presented two-bedroom first floor apartment set within a conveniently located and well-regarded development designed for residents aged 55 and over. The development benefits from secure coded access, a Careline pullcord alarm system and a passenger lift, offering peace of mind and ease of access, ideal for comfortable, low-maintenance living. New windows and patio doors have been fitted (2026).

The property is situated within level walking distance of Wetherby Market Town Centre, providing an excellent range of amenities including shops, supermarkets, cafés and everyday services. Accessed via a communal reception hall with secure entry system and lift access to the upper floors, the apartment enjoys a first floor position and has recently upgraded décor throughout, along with gas-fired central heating and double glazing.

Internally, a private hallway leads to a spacious living room, modern fitted kitchen, two good-sized bedrooms and a contemporary shower room. The accommodation is light, well-proportioned and thoughtfully arranged to suit practical and comfortable living. The windows and patio doors have recently been updated.

Outside, there are well-maintained communal gardens with pleasant seating areas, along with visitor and resident parking. With easy access to Wetherby town centre and the added benefits of lift access and secure entry, this attractive apartment is ideal for those looking to downsize without sacrificing convenience or location.

Directions

Proceed out of Wetherby on North Street and turn left into York Road. Continue down and at the crossroads turn right into Hallfield Lane. Turn first left into Freemans Way, where Hallfield Court will be found a little further along on the right hand side.

what3words seducing.cactus.montage

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Leasehold - £1502.00 Annual Service Charge
- All mains services are connected
- Resident's Parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

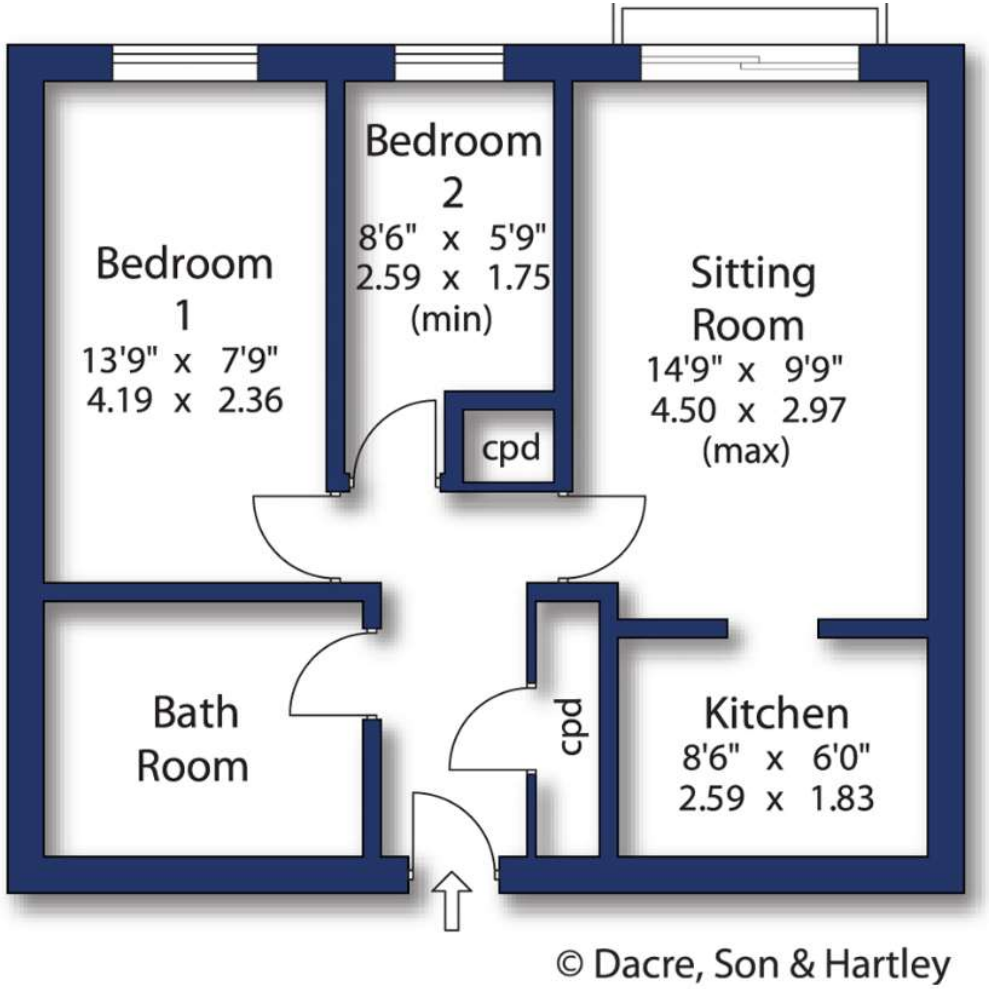
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

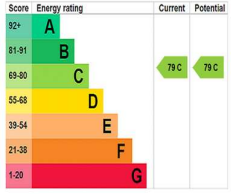
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Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us
01937 586177
wetherby@dacres.co.uk