



7 Woodland Court, Thorp Arch, Wetherby, LS23 7BP

An immaculately presented two-bedroom first floor apartment located within a quiet modern community to the North of Thorp Arch village. The apartment has been recently upgraded to a high standard with contemporary fixtures and fittings, which offers the market of first-time buyers and buy to let investors an excellent opportunity that is not be missed.

28 Market Place, Wetherby, LS22 6NE

Tel: 01937 586177

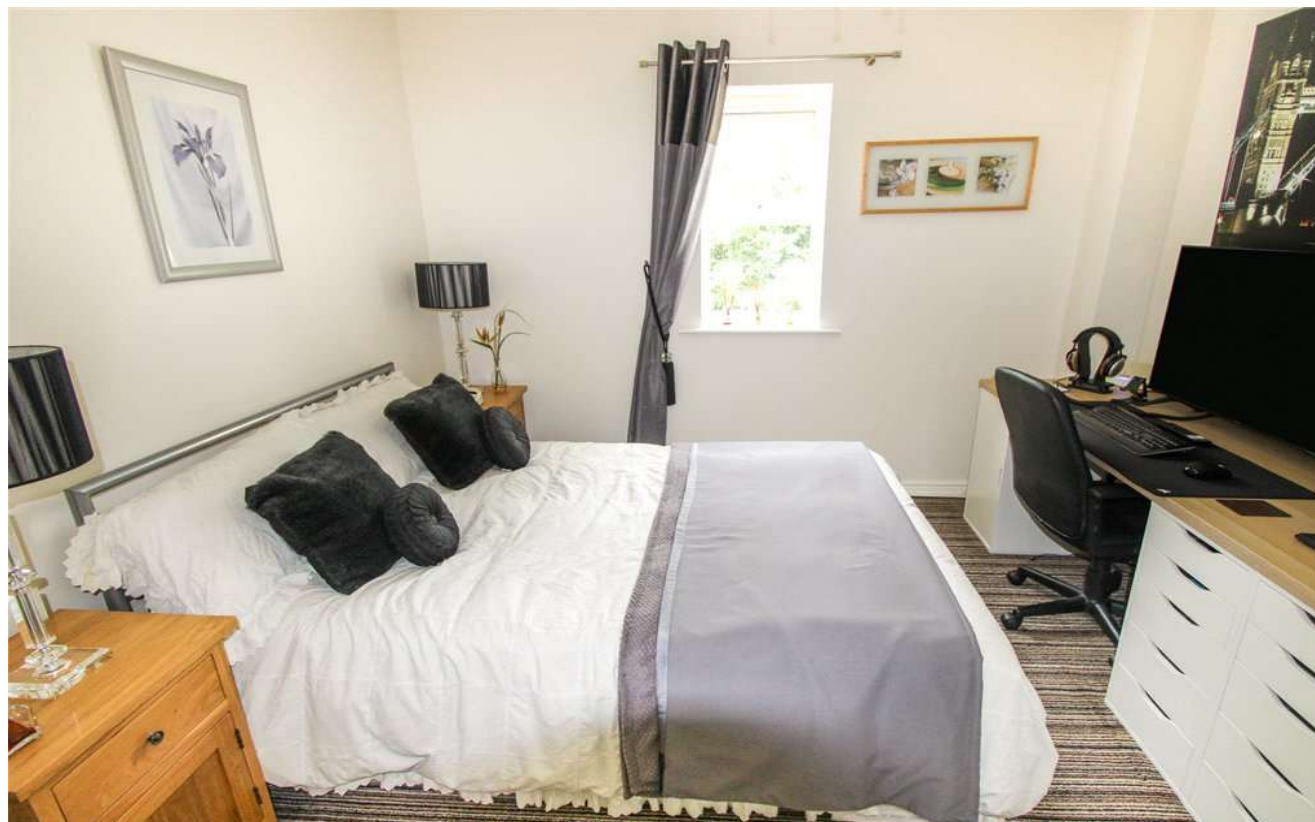
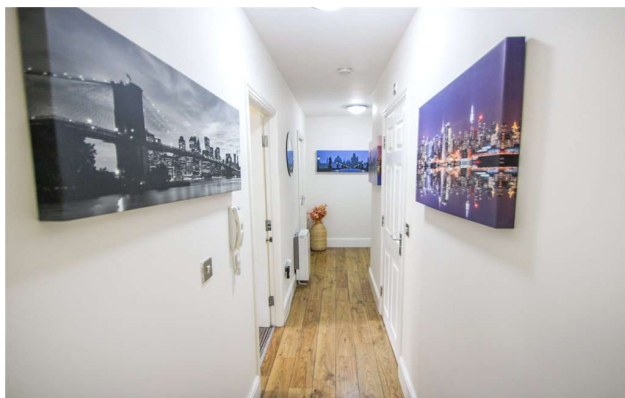
Email: wetherby@dacres.co.uk



**7 Woodland Court, Thorp Arch,
Wetherby, West Yorkshire, LS23 7BP**

Guide Price: £210,000

- Immaculately Presented
- Off Street Parking
- Upgraded to a High Standard
- Communal Garden
- Village Location
- Open Plan Living / Dining Kitchen



General remarks

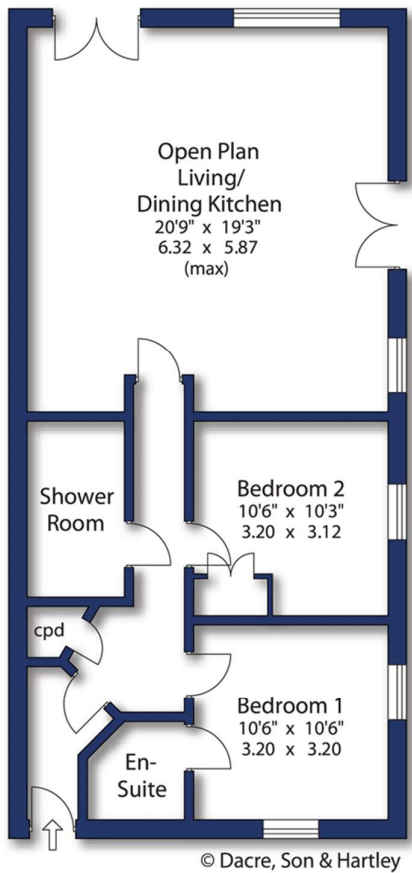
The apartment is approached via a smart and secure communal entrance hall. Upon entry a welcoming hallway with useful store cupboard leads to a spacious open plan living / dining kitchen. The kitchen incorporating plenty of stylish wall and base units, an integrated dishwasher, plumbing for washing machine and granite style effect work surfaces. The lounge area is perfect for relaxing, entertaining and dining. Juliette balconies to both sides provide a pleasant opening with views over the communal gardens.

The main bedroom has fitted wardrobes and a recently fitted en-suite shower room. Bedroom two lends itself effectively as a double guest bedroom with further built in storage.

The main shower room (having also recently been updated) is of a handsome design in tiling / flooring, modern sanitary fittings and the addition of well-designed walk-in shower.

To the outside a designated parking space and visitor parking is available. A pleasant and well-maintained communal garden provides a pleasant outside area to enjoy.

Floorplans





Mortgage
Advice Bureau

01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Contact us



01937 586177



wetherby@dacres.co.uk

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Leasehold 103 years remain
- Mains electric, water and drainage
- Designated off street parking space with visitor parking available

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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