



Flat 27, Tatterton Lodge, York Road, Wetherby, West Yorkshire, LS22

A stylish one bedroom first floor apartment presented in pristine order throughout and quietly positioned with Southerly front aspects in Wetherby's premier retirement complex with an unrivalled range of amenities. NO ONWARD CHAIN.

28 Market Place, Wetherby, LS22 6NE

Tel: 01937 586177

Email: wetherby@dacres.co.uk

dacres.co.uk   



**Flat 27, Tatterton Lodge, York Road,
Wetherby, West Yorkshire, LS22 7AA**

Guide Price: £195,000

- One bedroom first floor apartment
- Fitted kitchen with integrated appliances
- Stylish shower room
- Lodge Manager available 5 days a week
- Owner's Lounge & Kitchen with regular social events
- Residents car parking
- NO ONWARD CHAIN



General remarks

Tatterton Lodge is a select development of 55 one and two bedroom apartments located in the charming historic town of Wetherby, centrally located between Leeds, York and Harrogate.

This outstanding one bedroom first floor apartment overlooks the communal gardens of and is tastefully appointed throughout enabling ease of occupation and close access to the lift and stairs.

The apartment is approached through impressive communal reception areas and the welcoming residents lounge, with a pedestrian lift and a staircase leading to the first floor landing.

A private reception hall has a useful storage cupboard and direct access to a sitting room which offers ample space for living and dining room furniture and has a feature electric fireplace with an attractive surround.

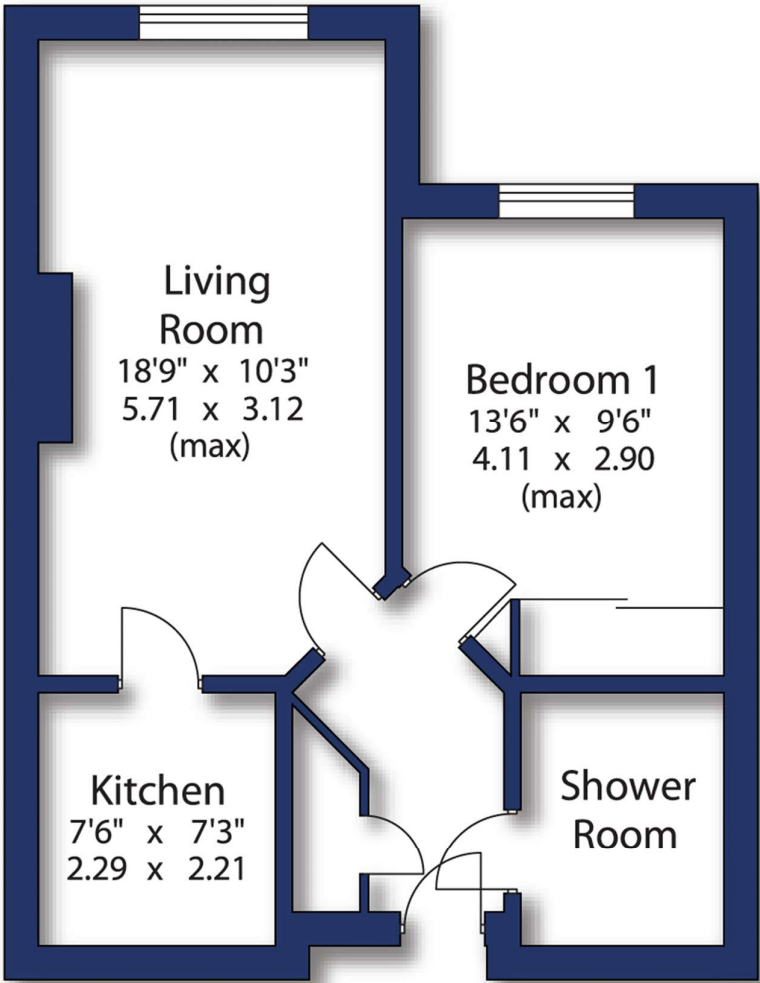
The well-appointed kitchen offers a range of wall and base level units with work surfaces and tiled splashbacks. There is a built-in electric oven, 4 ring electric hob with extractor hood over, a fridge / freezer and washer/dryer.

The bedroom is a generous double room with a useful built in mirrored wardrobes and plenty of space for additional bedroom furniture if required. A stylish shower Room offers a large walk in cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

A Guest Suite is available for friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

All apartments and communal areas have an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Floorplans



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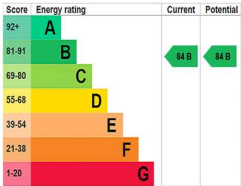
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Contact us



01937 586177



wetherby@dacres.co.uk

Directions

Proceed away from Wetherby town centre on North Street. Turn right into York Road and the entrance to Tatterton Lodge will be found a little further along on the left hand side.

What3Words carbonate.large.thirsty

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold for the remainder of 125 years commencing 2016
- Service charge (year ending 31st May 2026) £3,334.55 with a ground rent of £812.24 to be reviewed December 2030. Further details of services and covenants available upon request
- 1% of final selling price payable by vendor to contingency fund upon completion
- Dedicated residents car and buggy parking zones

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](https://www.gov.uk/government/checks/check-for-flooding-in-england)

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. Dacres Ref: WET260152