



## 11 The Old Mill, Scott Lane, Wetherby, West Yorkshire, LS22 6NB

With delightful southerly aspects from principal rooms across the River Wharfe this spacious two bedroom first floor apartment enjoys a prime position within this sought after building on the doorstep of Wetherby's excellent range of town centre amenities - NO ONWARD CHAIN.

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**11 The Old Mill, Scott Lane,  
Wetherby, West Yorkshire, LS22 6NB**

**Guide Price: £675,000**

- Elegant first floor apartment
- Impressive sitting / dining room
- Well-appointed breakfast kitchen
- Southerly facing balcony
- Two excellent double bedrooms
- Ensuite plus house bathroom
- Two allocated parking spaces
- Pretty communal gardens



## General remarks

Since its original development The Old Mill has justifiably retained a reputation as Wetherby's foremost apartment building due to its prime location within landscaped gardens adjacent to the River Wharfe, well-presented communal areas and the spacious internal layouts of each dwelling.

A smart communal reception hall with security entrance system has a passenger lift and staircase to the first-floor landing off which lies a welcoming private reception hall with useful storage.

The elegant sitting / dining room with high ceilings is a perfect place for relaxing and entertaining with river aspects towards the weir.

A well-appointed breakfast kitchen has a generous range of work surfaces, fitted cabinets and intergraded appliances with doors opening directly onto a southerly facing balcony; perfect for al fresco dining.

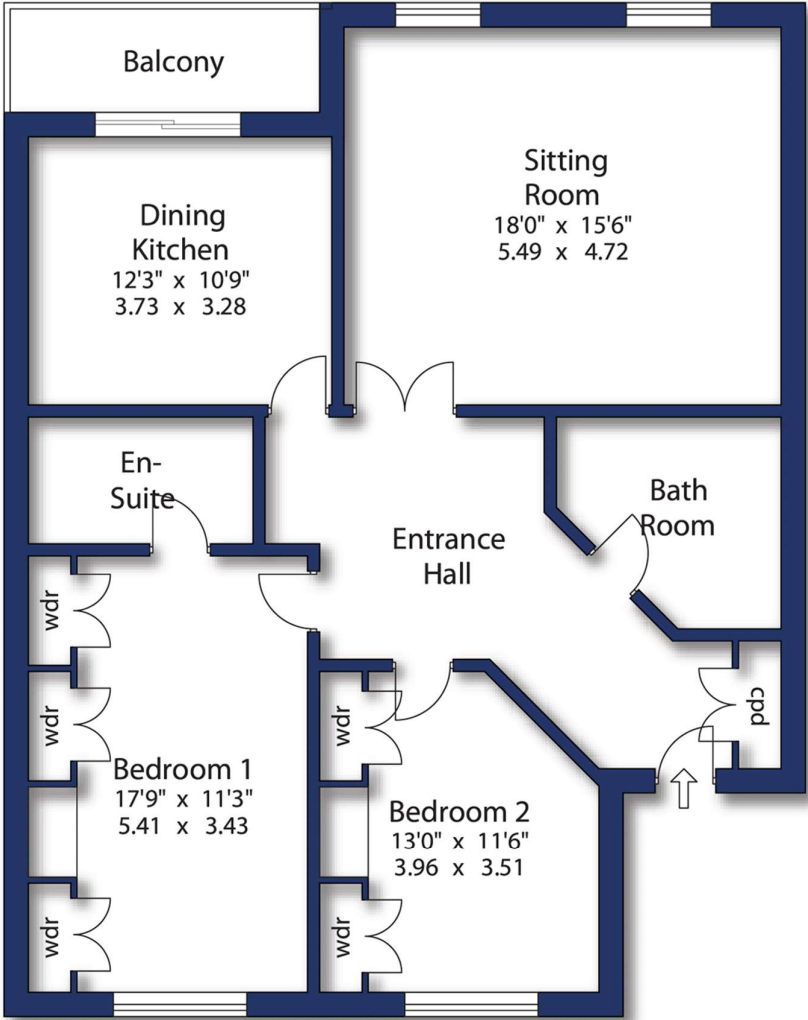
Both double bedrooms benefit from built in wardrobes and the main bedroom has its own ensuite shower facility with the additional comfort of a stylish house bathroom.

The apartment is tastefully decorated throughout with the benefit of comprehensive double glazing and energy efficient electric panel heaters.

The residents of The Old Mill enjoy the use of attractively landscaped communal gardens which include lawns and ornamental borders and a pathway fronting the banks of the River Wharfe as well as gated access to the Market Place and bus station.

Finally, the property benefits from an allocated covered parking space plus an additional space for one vehicle. although the proximity to Wetherby's thriving town centre shops, restaurants and other amenities eliminates the use of a car for daily needs.

Floorplans



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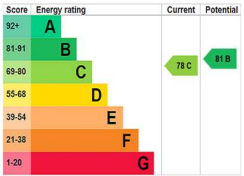
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### Local Authority & Council Tax Band

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

### Tenure, Services & Parking

- Leasehold for the remainder of a 999 year term from 1<sup>st</sup> June 1992 and a prevailing service charge of £650 per quarter
- Mains electricity, water and drainage – No gas supply to the building
- Two allocated parking spaces, one of which is covered

### 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. Dacres Ref: WET260168