DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



15 Farriers Court, Wetherby, West Yorkshire, LS22 6AE

The property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. This deceptively spacious second-floor apartment offering three bedrooms, two bathrooms, and well-planned living space just moments from Wetherby town centre. Ideal for buyers seeking convenience, flexibility, and easy access to local amenities and excellent road links.

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







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Offers in excess of: £180,000

- For Sale by Modern Method of Auction - T&C's apply
- Subject to Reserve Price / Buyers' fees apply
- Second Floor Apartment
- Peaceful rear of building
- Almost 1000 sqft
- Allocated Parking Space
- Close Proximity To Town Centre - shops on doorstep







General remarks

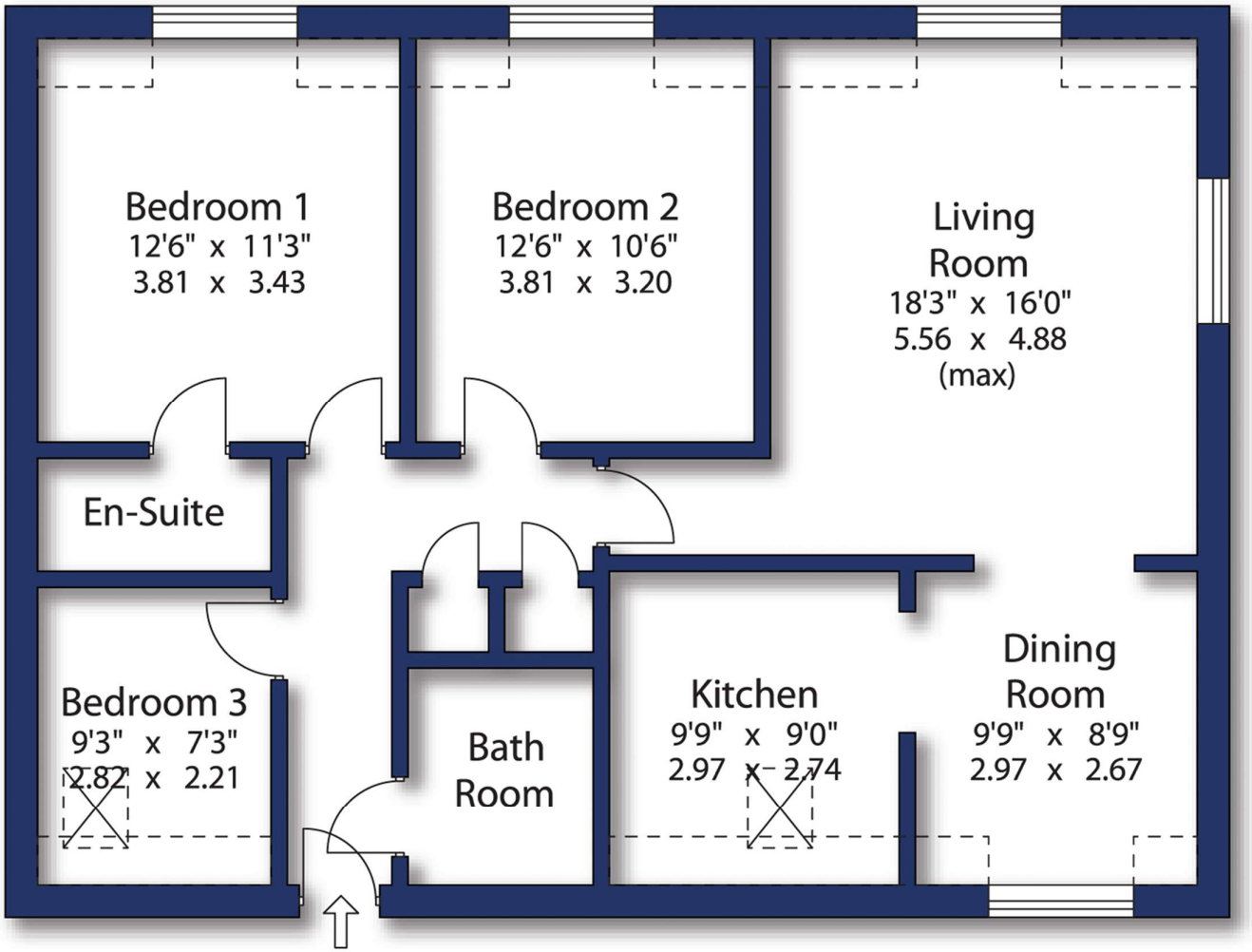
This deceptively spacious and well-maintained second-floor apartment is ideally positioned just a short walk from Wetherby town centre. Offering three bedrooms (two doubles and a single) and two bathrooms, the property is perfectly suited to first-time buyers, investors, or downsizers seeking generous accommodation in a highly convenient location. With no onward chain, an early viewing is highly recommended.

The apartment is accessed via a secure communal entrance with stairs leading to the main entrance door. Inside, a private reception hall provides access to all principal rooms. The modern kitchen is fitted with a range of wall and base units with complementary work surfaces and offers space for a washing machine and fridge freezer, with a window to the rear elevation. Leading from the kitchen is a separate dining room, ideal for entertaining or flexible family use.

Beyond the dining room is a spacious sitting room, enjoying a dual-aspect layout that allows plenty of natural light and creates a bright and welcoming living space. The main bedroom is a generous double and benefits from its own en-suite shower room. The second bedroom is also a well-proportioned double, while the third bedroom is a versatile single room, ideal for a home office, nursery, or guest accommodation. A modern bathroom serves the remaining bedrooms.

Externally, the apartment benefits from an allocated, off-street, and gated parking space, providing both convenience and security. The property enjoys a prime central location within easy walking distance of Wetherby's shops, cafés, boutiques, and restaurants. Excellent road links are close by via the A58 and A1, making this an ideal choice for commuters. Further benefits include a service charge of £1,440 per annum, ground rent of £150 per annum, and the advantage of no onward chain.

Floorplans



Second Floor

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Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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Auctioneer Comments

• This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd.)

• If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

• A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

• The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

• Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.





Contact us

01937 586177

wetherby@dacres.co.uk

Directions

Proceed away from Wetherby town centre on North Street, heading straight across at the mini roundabout where the gated entrance to Farriers Court will be found a little further along on the right hand side.

What3Words falters.using.candidate

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold – Service Charge - £1,440 per annum
- All mains services are connected
- Private gated allocated 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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