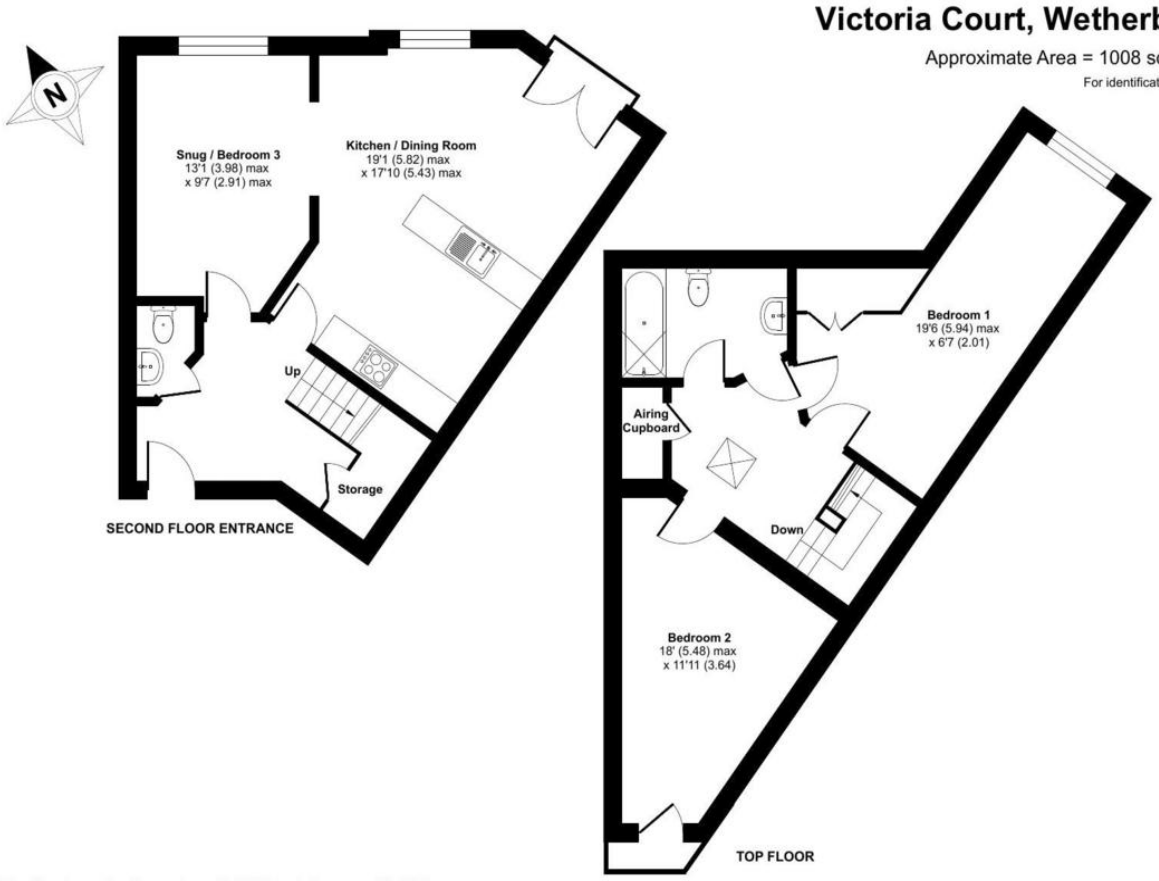


Victoria Court, Wetherby, LS22

Approximate Area = 1008 sq ft / 93.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Thomlinsons. REF: 1515423







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THOMLINSONS 1870

Guide Price £265,000

219 Victoria Court, Wetherby, LS22 6JA

A spacious and versatile 2/3 bedroom duplex apartment situated in the heart of Wetherby town centre, offering light and airy accommodation arranged over two floors. With lift access, the property is ideally suited to both owner occupiers and buy-to-let investors, with excellent access to local amenities and commuter routes.***NO CHAIN***







SITUATION AND DESCRIPTION

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.

Communal Hallway - A tastefully decorated communal hallway on the second floor with both lift and stair access.

Entrance Hall - Call entry video phone. Useful under stairs storage cupboard. Coved ceiling. Inset spotlights.

Cloakroom/Wc - White suite comprising of low flush concealed cistern WC and a semi pedestal wash hand basin with monobloc mixer tap and tiled splashback. Tiled floor. Extractor fan. Inset spotlight.

Open Plan Living Room And Kitchen - Open to kitchen area. Wall mounted electric wall heater. Coved ceiling. PVCu French doors to Juliette balcony. PVCu window to front. Inset spotlights. Archway to Snug/ Bedroom Three.

Kitchen - Good range of base and wall units with rolled edge work surfaces. Electric oven with four ring ceramic hob. Stainless steel extractor. Tiled splashback. Washing machine. Slimline dishwasher. Fridge freezer. Stainless steel Franke sink and drainer with mixer tap. Inset spotlights.

Snug/ Bedroom Three - Wall mounted electric wall heater. PVCu window to side. Inset spotlights.

Upstairs Landing - Return staircase with wooden banister. Large walk-in airing cupboard with hanging space and hot water cylinder. Electronically operated rain-sensing Velux window. Inset spotlights.

Bedroom One - Built-in wardrobes. Wall mounted electric wall heater. Inset spotlights. PVCu window to front.

Bedroom Two - Wall mounted electric wall heater. Inset spotlights. PVCu glazed tilt and turn door (Fire Exit) to roof terrace.

Bathroom - Modern white suite comprising of floating wash hand basin with monobloc mixer tap, low flush concealed cistern WC and tiled bath with glass shower guard, monobloc mixer tap and overhead direct shower. Chrome ladder-style heated towel rail. Tiled floor. Fully tiled walls. Inset spotlights. Extractor fan. Double shaver socket.







Services - We understand that mains electric is connected.

Council Tax - We understand this property has been placed in council tax band E.

Allocated Parking - Designated allocated private parking. Accessed from Victoria Street.

SERVICE CHARGES

The service charge is £1359.31 per year. The ground rent is £250.00 per year and the insurance is Approx. £394.87 as of last year.tenure - Leasehold. 999 Yrs from 2003.







