



37 Tatterton Lodge York Road, , Wetherby LS22 7AA  
Offers Over £195,000 | Leasehold

maxwell hodgson  
estate agents



New Instruction. Tatterton Lodge is a luxury development of one and two bedroom retirement properties built by Churchill in 2016 and located within level walking distance of Wetherby town centre and the excellent amenities it provides. Each apartment is self-contained and benefits from the use of the owners lounge and coffee bar and lift access. There is a lodge manager as well as a 24 hour emergency care-line assistance. Tatterton Lodge benefits from Ground Source heating which is included within the service charge, Owners car park, attractive communal gardens and guest suite available to book for visiting guests if required.

Situated conveniently close to the lift, No 37 is a beautifully appointed second floor apartment and has an attractive entrance hall with large storage cupboard, sitting room with views over the gardens, well fitted kitchen with integrated Zanussi appliances, double bedroom with built in wardrobe and shower room.

Wetherby is a popular 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, sporting amenities including indoor heated swimming pool, 18 hole golf course. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1.

EPC band B.

Entrance Hall

Intercom and emergency care contact system. Large storage/ cloaks cupboard with fitted shelves.

Sitting Room

Spacious light and airy sitting room with dual aspect having double glazed windows to side and rear overlooking the garden to rear, modern electric fire with attractive surround and hearth. Coved ceiling, radiator, space for dining table and chairs. Glazed door to :

Kitchen

Fitted with an excellent range of high gloss wall and base units, work tops, part tiled walls. Double glazed window to rear with views over the gardens. Zanussi split level integrated oven, four ring hob with extractor fan above, integrated under counter fridge and freezer, integrated washing machine/ dryer, wood effect laminate floor covering, inset ceiling spotlights.

Bedroom

With double glazed window to rear overlooking the garden, radiator. Built in double wardrobe with sliding mirror doors. Coved ceiling.

Shower Room

Well fitted with large walk in shower enclosure with direct shower, vanity wash hand basin with double storage cupboard below and mirrored bathroom cabinet with light above. Hidden cistern low flush WC. Part tiled walls and non-slip floor covering, chrome ladder effect heated towel rail, extractor fan.

Owner Communal Areas

The property enjoys a pleasant position within this popular development overlooking landscaped gardens, use of the owners lounge and coffee bar and lift access. There is a lodge manager as well as a 24 hour emergency care-line assistance, owners car





park, attractive communal gardens and guest suite available to book for visiting guests if required.

## Services

All mains services connected with the exception of gas.

## Tenure

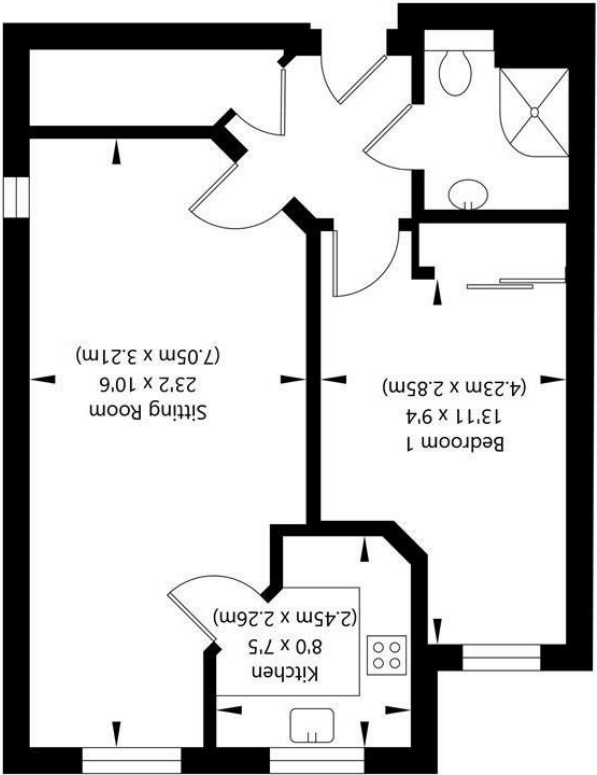
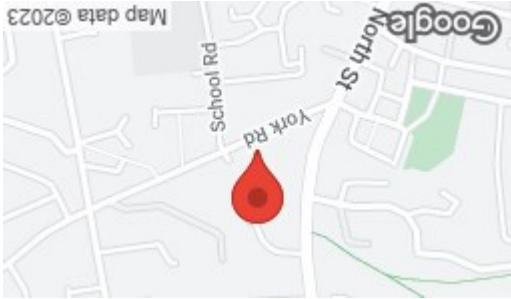
The property is leasehold - 125 year lease with 119 years remaining. Annual ground rent £575. Annual Service Charge £2239.30. 1% of value payable on sale by the Vendor. Age restriction - 1 owner must be over 60 , partner must be over 55.





### Directions

Tatterton Lodge is situated just off York Road and within level walking distance of the town centre.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 521 SQ FT / 48.44 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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