sales.wetherby@linleyandsimpson.co.uk | 01937 586060 | www.linleyandsimpson.co.uk

LINLEY & SIMPSON







MICKLETHWAITE GROVE, WETHERBY, WEST YORKSHIRE, LS22

£255,000

2 BEDROOM GROUND FLOOR APARTMENT/FLAT
EPC Rating: D

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MICKLETHWAITE GROVE, WETHERBY, WEST YORKSHIRE, LS22 5LA

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New to the market is this superbly presented two-bedroom ground floor apartment situated in a highly popular and convenient location of Wetherby. This fabulous property is offered to the market with no chain and early internal inspection is highly advised!

This beautiful property in brief offers a well-maintained communal entrance hall, a private and entrance hall to the apartment with secure video entry system, a spacious principle bedroom with fitted wardrobes leading to an en-suite shower room, a fabulous lounge with bay window and a good size kitchen with ample storage units and space for free standing appliances. Further accommodation includes a great size second bedroom with fitted wardrobes, extra storage cupboards accessed from the hallway and a family bathroom featuring a three piece white suite.

Furthermore, there is allocated parking for the residents of Micklethwaite Grove as well as a great size communal rear garden with additional parking for visitors.

This exceptional property is situated within walking distance of the town centre which offers excellent shopping facilities, recreational amenities and popular schools for all age groups.

Wetherby is enviably centred in the "golden triangle" of Harrogate, Leeds and York ensuring it remains one of the most sought-after residential areas in the region. The A1M is approximately one mile away and there are inter-city rail services from York and Leeds to London's Kings Cross. Leeds/Bradford airport is only 16 miles to the west.

MATERIAL INFORMATION:

TENURE Leasehold

COUNCIL TAX BAND D with Leeds City Council

SERVICES
The property has electricity, water and drainage/sewerage, which were connected and working at the time of our inspection.

Leasehold Info: 999 years (less 3 days) from 1 January 2003
Service charges and ground rent- £2056.00 and £200.00 per year respectively

BROADBAND/MOBILE SIGNAL & COVERAGE BROADBAND is available in this area / MOBILE SIGNAL & COVERAGE is available in this area. Mobile and Broadband checker - Ofcom

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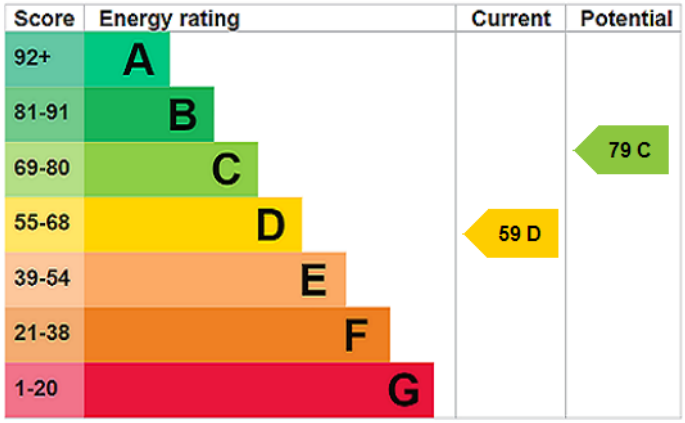








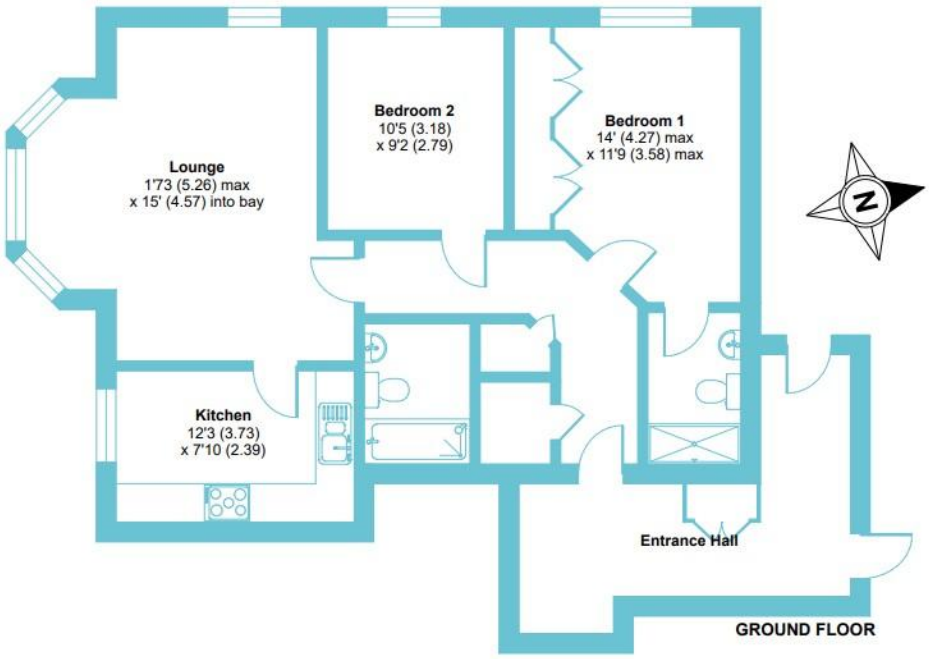




Micklethwaite Grove, Wetherby, West Yorkshire, LS22

Approximate Area = 807 sq ft / 75 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 2025. Produced for Linley & Simpson. REF: 1296885

AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.