



Apt 11 Linton Springs Sicklinghall Road, , Wetherby LS22 4AF  
£385,000 | Leasehold

maxwell hodgson

estate agents



Luxury ground floor apartment with it's own private entrance and a large private courtyard. Attractive semi rural location between Wetherby & Sicklinghall. Immaculately presented throughout with custom made blinds and shutters and offering spacious accommodation. Quality fitted kitchen with integrated Miele appliances. utility room. Two bedrooms both with built in wardrobes. En- suite shower room to master bedroom with Villeroy & Boch fittings, and house bathroom. Two allocated parking spaces and private storage shed. Viewing highly recommended. EPC Band C

**Entrance Porch**

Large entrance door with glazed window above. Deep skirting, ceiling downlights.

**Hallway**

Solid oak flooring and deep skirting. Double cloaks cupboard. Intercom system. Ceiling down lights and 3 wall light points. Coved ceiling. Electric heater.

**Open Plan Sitting Room**

26'11" x 14'0" (8.20 x 4.27)  
Three full height windows with solid wood louvred shutters to front. Contemporary living flame effect fire. Solid oak flooring, deep skirting. Four wall light points. Ceiling down lights. Electric heater. Coved ceiling.

**Kitchen/ Dining Area**

Recently refitted with high quality wall and base units with black granite work-surfaces and upstands. Miele integrated appliances include; electric oven, induction hob with stainless steel cooker hood over, microwave, dishwasher, fridge, freezer. Integrated Baumatic wine cooler. Inset 1 ¼ stainless

steel sink with mixer tap and moulded drainer. Concealed under unit lighting. Coved ceiling, electric heater. Window to rear overlooking the courtyard and double French doors both with louvred shutters.

**Utility**

Fitted eye level unit with under unit lighting, rolled edge work-surface. Plumbing and space for washing machine. Space for tumble dryer. Airing cupboard housing the water cylinder. Nobo heating system control panel. Solid oak flooring. Extractor fan. Heated ladder style towel rail.

**Bedroom One**

17'9" x 9'11" (5.41 x 3.02)  
Recently fitted with an excellent range of built in furniture to include three double wardrobes and a range of drawers and storage and dressing table. window to front. Electric heater, Ceiling downlights. Deep skirting.

**En-Suite Shower Room**

Fitted with a Villeroy and Boch three piece suite comprising; contemporary square wash hand basin with mixer tap, concealed cistern WC, shower enclosure with direct Grohe rain shower. Tiled floor, tiled walls. Underfloor heating, extractor fan. Ladder style heated towel rail. Ceiling downlights.

**Bedroom Two**

13'11" x 9'2" (4.24 x 2.79)  
Recently refitted with an excellent range of built in furniture to include two double and one single built in wardrobes. Dressing table to match and built in double headboard. Window to front, electric heater. Ceiling downlights, deep skirting.





## Bathroom

Fitted to a high quality with a Villeroy & Boch three piece suite comprising of; concealed cistern WC, semi pedestal wash hand basin with chrome mixer tap, tile enclosed bath with Grohe direct shower over. Tiled walls, tiled floor. Ladder style heated towel rail. Underfloor heating, extractor fan. Ceiling downlights.

## Luxury Fixtures and Fittings

## Private Courtyard

Enclosed large courtyard with stone patio area. Gate providing access to side of building. Outside tap. Outside light and power point.

## Communal Garden

## Outside Front

Laid to lawn bordered with low clipped hedge. Stone pathway to private front entrance door. Two allocated parking spaces opposite the front door.

## Tenure

We understand the property is Leasehold. 999 year lease from 2007. Associated charges to be confirmed, please contact the agents for further information.

## Council Tax

We understand the property has been placed in council tax band E.

## Services

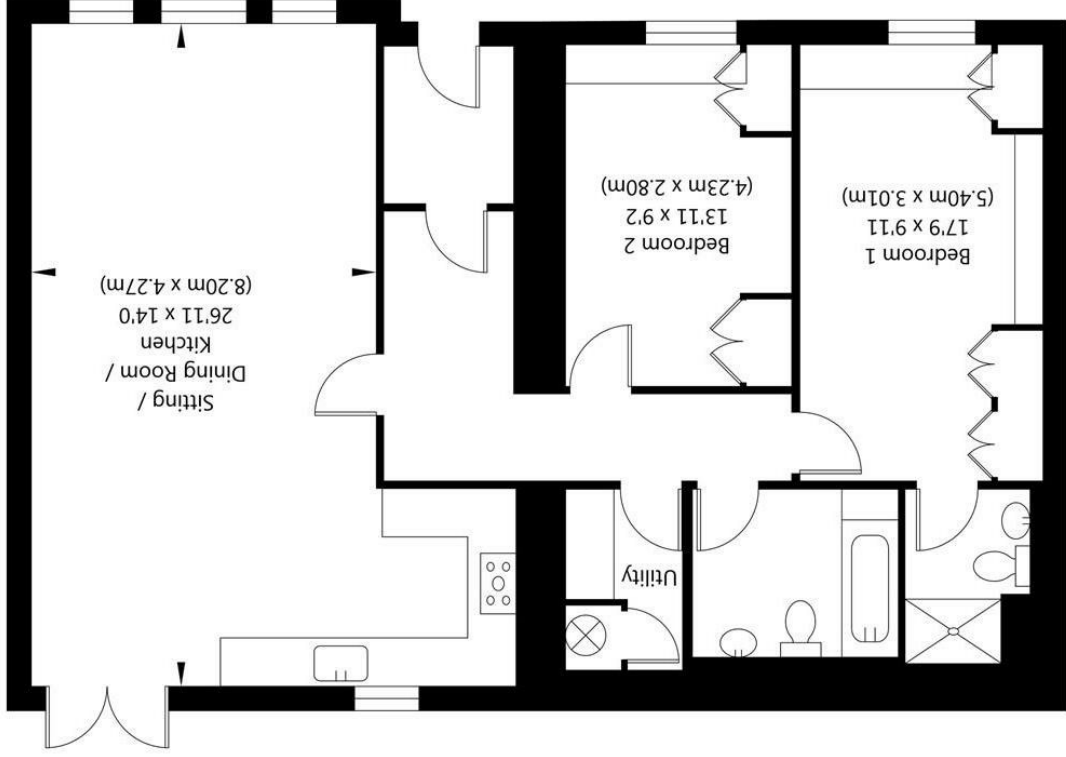
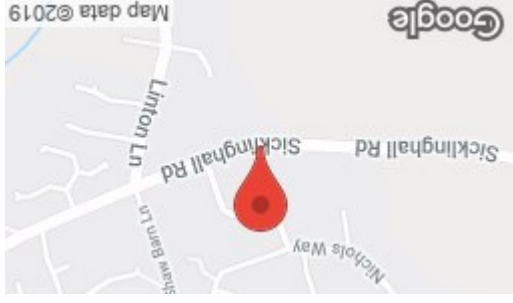
Mains electric is supplied to the property.





## Directions

Leaving Wetherby on the A661 in the direction of Spofforth, turn left at the bottom of Spofforth Hill onto Linton Road. Follow this road (becomes Sicklinghall Road) where upon you will reach Linton Springs on your left hand side.



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1009 SQ FT / 93.74 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1009 SQ FT / 93.74 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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