



Apt 2 Spofforth Hall, Nickols Lane, Spofforth HG3 1WE  
£335,000

maxwell hodgson  
estate agents

Located within Spofforth Hall, set in 5 acres of stunning parkland, this spacious and elegant apartment also has its own courtyard. The superb conversion was undertaken by County and Metropolitan Homes, and many of the original features remain including high ceilings, deep architraves and skirtings. This lower ground floor apartment is presented in immaculate order throughout. 34' entrance hall, dining kitchen, sitting room, large master bedroom with fitted wardrobes and refitted en-suite shower room, second bedroom and separate bathroom with shower. Unusually, the property benefits from having its own courtyard garden to the rear and two allocated parking spaces. The popular village of Spofforth has many amenities including a village shop with post office, cricket club, school and 2 pubs and lies on a bus route, approx 3 miles from Wetherby and 6 miles south of the spa town of Harrogate. Viewing essential.

**Entrance Hall**

Half glazed entrance door. Magnificent 34'5 long entrance opening into an inner hallway which provides access to the bedrooms and large walk in storage cupboard with fitted shelving. Pergo laminate flooring, two radiators both with wooden covers.

**Sitting Room**

18'0 x 14'0 (5.49m x 4.27m)  
Contemporary fire surround with living flame electric fire. Two windows to the rear with deep sills overlooking the rear courtyard. Pergo

laminate flooring. Coving. Inset ceiling spotlights.  
**Kitchen/Dining Room**  
15'7 x12'10" (4.75m x 3.91m)  
Excellent range of wall and base units. Concealed under unit lighting. Granite work surfaces with upstands and moulded drainer with inset Butler 'Shaws Classic' sink with mixer tap. Integrated Neff electric oven with induction Neff hob and stainless steel extractor canopy over. Cupboard housing 'Ideal' gas combination central heating boiler. Space for tall fridge/freezer, and for tumble drier. Integrated Bosch Dishwasher, plumbing for washing machine. Inset ceiling spotlights, radiator. Fully glazed door to rear courtyard. Window to the rear with deep sill. Pergo laminate flooring.

**Master Bedroom**

19'6 x13'5" (5.94m x 4.09m)  
Excellent range of fitted full height wardrobes with mirrored door fronts providing full height hanging and shelving above. Feature window to the front with deep sill. Coving. Two radiators. Inset ceiling spotlights. Laminate floor.

**Ensuite Shower Room**

Refitted contemporary white suite, comprising low flush WC, square wash hand basin with vanity storage cupboard beneath with side shelving. Part tiled walls with tumbled marble mosaic tiled border. Fully tiled shower cubicle enclosure with direct shower over and glass shower door. Tiled flooring. Inset ceiling spotlights. Extractor. Ladder style heated towel rail.

**Bedroom Two**

14'6 x13'7 (4.42m x 4.14m)  
Window to front overlooking front courtyard. Radiator.

**Bathroom**

Three piece white fitted suite comprising low flush WC, shaped pedestal wash hand basin with Victorian style taps. Panelled bath with Victorian style hand held shower attachment. Additional



direct shower head with overhead spray and glass shower screen. Ladder style heated towel radiator. Inset ceiling spotlights. Extractor Fan.

### Front Courtyard

The property is approached via a shared walkway leading from the front of the main building. Steps lead down to a small courtyard area to the front of the property.

### Rear Courtyard

Accessed from the kitchen. Attractive courtyard garden with paved patio and stone faced walling. Outside light.

### Allocated Parking

The property benefits from 2 allocated parking bays to the front of the main building.

### Gardens

All of the properties at the Hall enjoy the benefit of the attractive parkland setting which extends to some 5 acres and includes an original walled meadow. This allows for direct access to lovely walks and access to bridle paths across country to the villages of Sicklinghall and Linton etc. Whilst the apartment has its own private courtyard for alfresco dining there are also some shared picnic tables available for outside use in the grounds. The apartment also benefits from its own useful garden storage shed.

### Council Tax Band

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

### Services

All mains services are understood to be connected to this property.

### Tenure

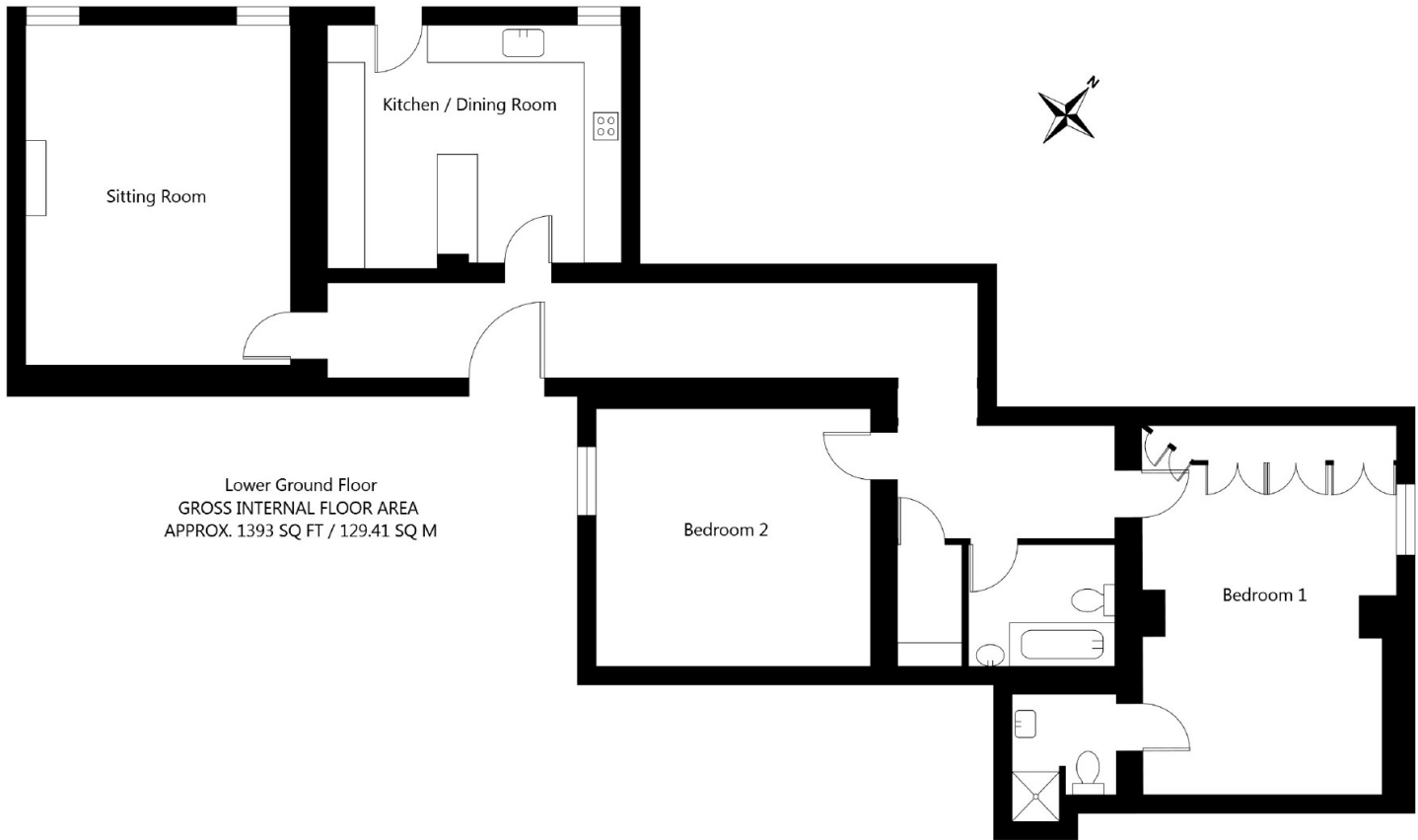
We understand the property is leasehold and the lease commenced in 2002. We are awaiting confirmation of service charges.





## Directions

Leave Wetherby on the A661 in the direction of Spofforth/Harrogate, proceed along the road and Spofforth Hall can be found on the left hand side just before reaching Spofforth village. The property is accessed via a shared walkway leading from the front of the main building. Steps lead down to a small courtyard area shared with the adjacent basement apartment.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1393 SQ FT / 129.41 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2018

Maxwell Hodgson Ltd wish to inform prospective purchasers that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubt. All measurements are approximate and should not be relied upon for carpets or furnishings.

8 High Street, Wetherby, West Yorkshire, LS22 6LT

**01937 589388**

[sales@maxwellhodgson.co.uk](mailto:sales@maxwellhodgson.co.uk)  
[www.maxwellhodgson.co.uk](http://www.maxwellhodgson.co.uk)

**maxwell hodgson**  
estate agents

