



## Apt 8 Linton Springs

Sicklinghall Road, Wetherby LS22 4AF

£280,000

maxwell hodgson

estate agents

**This immaculately presented 2 bedroom duplex Apartment offers bright and spacious accommodation with a delightful country setting. Located on the first floor the property briefly comprises; Open plan living area, modern kitchen with integrated appliances, master bedroom with Villeroy and Boch fitted Ensuite shower room, second bedroom and Villeroy and Boch fitted bathroom. The property is set amid glorious parkland and commercial centres of Leeds, York and Harrogate are all within comfortable driving distance. The apartment benefits from two allocated parking spaces. Viewing highly recommended. EPC Grade D.**

### **Communal Entrance Hall**

Secure front entry door. Grand entrance area with wide staircase to first floor.

### **Entrance Hall**

Intercom for main entry door. Oak flooring, electric heater. Understairs storage cupboard.

### **Fitted Cloakroom**

Fitted with white suite comprising; Villeroy and Boch semi pedestal wash hand basin with Grohe mixer tap, Villeroy and Boch concealed cistern WC. Tiled floor with underfloor heating. Tiled walls. Chrome towel rail.

### **Utility Cupboard**

Oak flooring, rolled edge work- surface. Plumbing for washing machine. Water heater. Light.

### **Sitting/Dining Room**

23'1 x 15'3 (7.04m x 4.65m)

Oak flooring. 2 large double glazed windows to front. 4 wall light point, 2 electric heaters.

### **Kitchen**

11'7 x 9'1 (3.53m x 2.77m)

Excellent range of base and wall units with work-surfaces and upstands. Miele integrated appliances include; fridge, freezer, microwave, oven, dishwasher and filter cooker hood. Inset Siemens induction hob. Inset Franke 1 ¼ ceramic sink and drainer with mixer tap and waste disposal. Concealed under unit lighting, ceiling downlights. Electric heater. Oak Flooring.

### **Landing**

3 wall light points. Entry intercom.

### **Bedroom One**

16'0 x 12'0 into wardrobes (4.88m x 3.66m into wardrobes)

Fitted wardrobes providing ample hanging and shelving space with sliding doors. Conservation roof light window with secondary window fitted with blackout blind. Two wall light points. Electric heater.

### **Ensuite**

Fitted to a high quality comprising; Villeroy and Boch semi pedestal wash hand basin with Grohe mixer tap, Villeroy and Boch concealed cistern WC, enclosed shower cubicle with Grohe direct shower.





Extractor fan. Velux window.

### Bedroom Two

11'9 x 10'10 (3.58m x 3.30m)

Fitted wardrobe with ample hanging space with sliding doors. Dressing table with drawers. Conservation roof light window with secondary window fitted with blackout blind. 3 wall light points. Electric heater.

### Bathroom

Fitted with a three piece white suite comprising; Villeroy and Boch semi pedestal wash hand basin with Grohe mixer tap, Villeroy and Boch concealed cistern WC, tile enclosed bath with over head Grohe shower and mixer tap. Ladder style heated towel rail, extractor fan. Tiled floor with under floor heating. Tiled walls. Door to large storage cupboard.

### Tenure

We understand the property is Leasehold on a 999 year lease from Jan 2007. Ground rent £10 pa. Service charge £2345 pa incl water supply charges. These charges have already been met for the forthcoming year to Jan 2020. Please note there is also a current liability to make contributions towards a sinking fund. These charges have already been met for the forthcoming year. Further details upon request

### Services

Mains electric is supplied to the property. Water is supplied from a bore hole.

### Council Tax

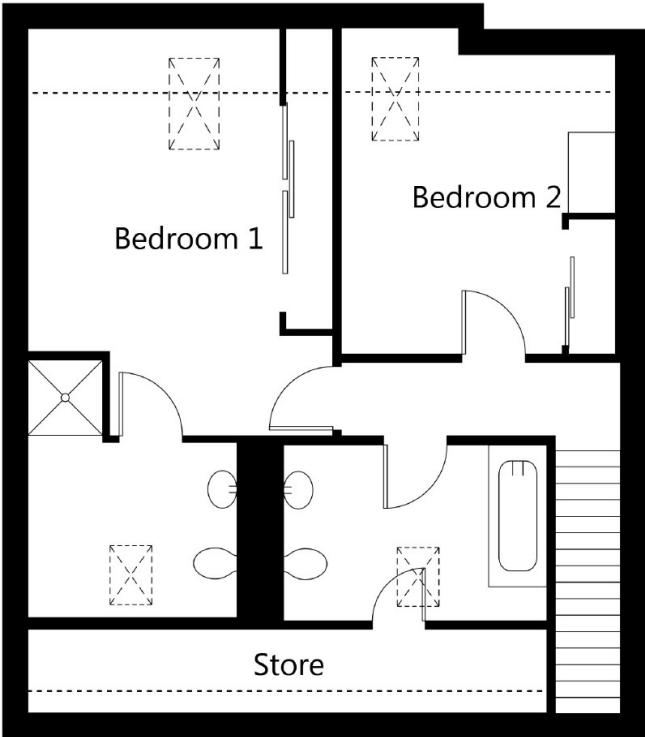
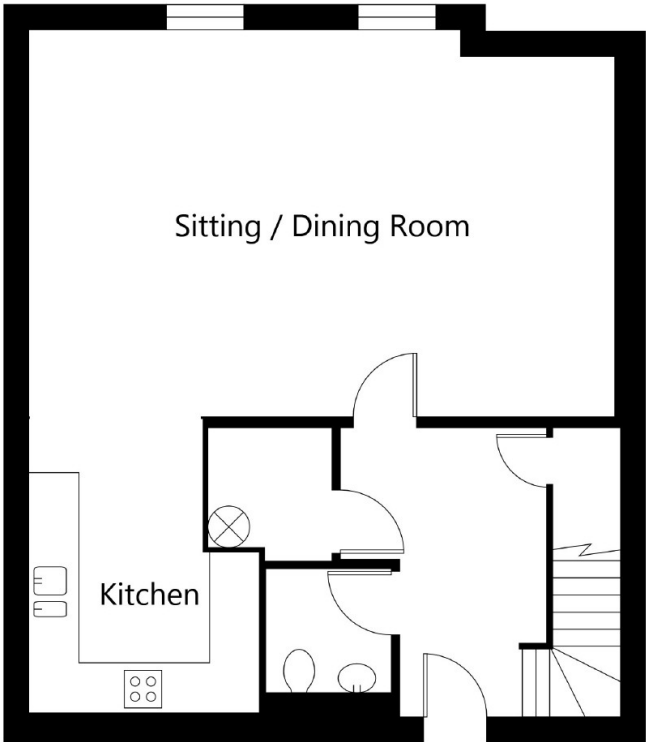
We understand the property has been placed in council tax band E.





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 the development on your left hand side.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1226 SQ FT / 114 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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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.

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