



3 Montagu Way, , Ingmanthorpe LS22 5PZ
£395,000 | Freehold

maxwell hodgson
estate agents

A spacious four-bedroom mews house with accommodation over three floors, located within the desirable rural setting of Ingmanthorpe Hall just a few minutes drive from Wetherby. The open plan design ground floor boasts a refitted breakfast kitchen, sitting room and a separate study, perfect for those working from home. There are three bedrooms, one with ensuite and house bathroom on the first floor and the second floor houses the master bedroom or ideal guest bedroom and ensuite shower room. Large, private lawned gardens, 2 parking spaces plus use of visitor parking. Well presented throughout. EPC Band C

Entrance Hall

Radiator. oak flooring, Front entrance door, stairs off to first floor, understairs storage cupboard.

WC

Low flush WC, pedestal wash hand basin, oak floor, ladder style heated towel rail tiled splashbacks, inset ceiling downlights.

Dining Kitchen

Refitted in 2016 with an excellent range of base and wall units in a hand painted grey matt finish with granite work surfaces and upstands inset one and a quarter sink and drainer. Double split level Neff electric oven and induction hob with extractor hood above. Integrated Neff washer dryer and dishwasher. Wall mounted gas central heating boiler, 2 radiators, tiled floor. windows to front and rear. Open through to:

Sitting Room

Living flame gas fire with composite surround and hearth. Coved ceiling, Double,

small paned French doors opening to rear garden. Window to rear.

Study

Oak floor, radiator. Small paned window to front.

First Floor Landing

Airing cupboard with hot water cylinder. Stairs off to second floor.

Bedroom Two

Radiator, small paned window to rear.

En-Suite Shower Room

Enclosed shower cubicle with direct shower, pedestal wash hand basin, low flush WC, ladder style heated towel rail, tiled floor, part tiled walls.

Bedroom Three

Radiator. Double built in cupboard. Small paned window to front.

Bedroom Four

Radiator. Small paned window to front.

House Bathroom

White suite comprising bath , low flush WC, pedestal wash hand basin, ladder style heated towel rail. Part tiled walls, tiled floor, obscure glazed window to rear.

Second Floor

Master Bedroom

Radiator. Two Velux windows. Two double built in cupboards.

En-Suite Shower Room

Double shower enclosure with Mira electric shower, Low flush WC, pedestal wash hand basin. Ladder style heated towel rail. Tiled floor, part tiled walls.



Outside

Rear Garden

Large private rear gardens mainly lawned with a paved patio to the rear of the sitting room. Timber store/ shed. Gated access to rear.

Outside Front

There are two allocated parking spaces and use of a further two visitor spaces which are shared with the three properties within the courtyard setting.

Services and related charges

All mains services are understood to be connected to this property with the exception of the sewage which is through a septic tank located in the estate. We understand there is a service charge for the upkeep of the communal areas of approx £118 per month.

Council Tax

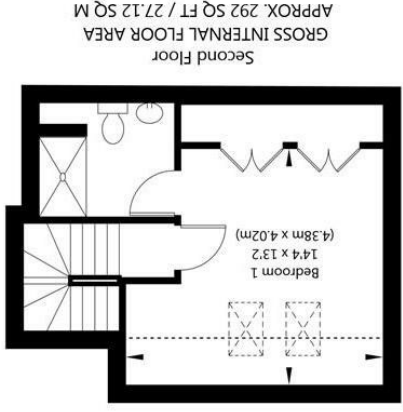
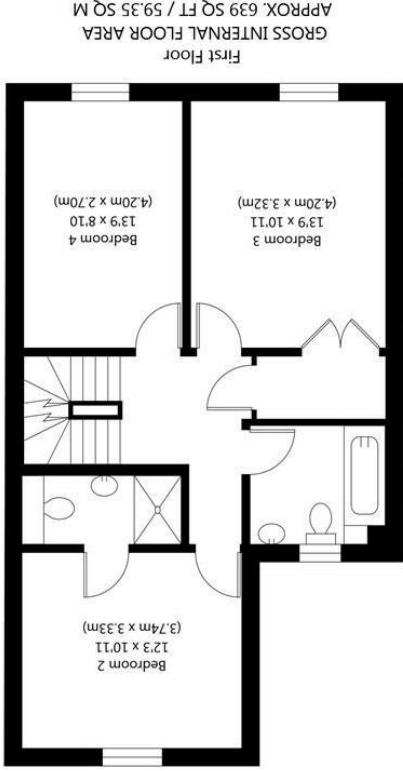
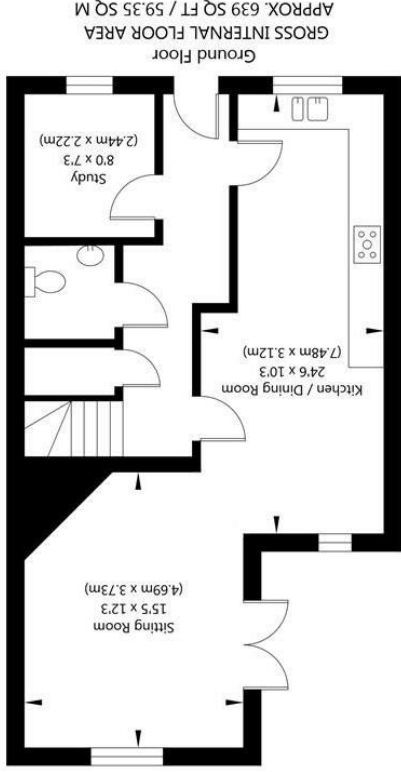
We understand the property is in council tax band E





Directions

Leave Wetherby on the Deighton Road take the right hand turn onto York Road and continue over the A1. Turn left at the roundabout by Wetherby Racecourse and then the next right down the private drive to Ingmanthorpe Hall. Just before The Hall bear round to the right then take the second left into Montagu Way No 3 is on the left



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1570 SQ FT / 145.82 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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