



Apt 3

Spofforth Hall Nickols Lane, , Spofforth HG3 1WE

Offers Over £420,000 | Leasehold

maxwell hodgson

estate agents

This spacious apartment is located within the exclusive development of Spofforth Hall with the added benefit of its own personal courtyard garden with secure gated access, as well as surrounding well maintained communal parkland. Immaculately presented throughout, the accommodation comprises; high gloss fitted kitchen with integrated appliances, open to dining and study area, steps up into spacious sitting room with feature fire surround. Inner hallway provides access to spacious bedroom one with fitted wardrobes and en-suite shower room, two further bedrooms and a house bathroom fitted with four piece suite. Many attractive features including high ceilings and deep skirtings. Two allocated parking spaces and visitor parking. Viewing highly recommended to appreciate what this stunning high spec property. EPC Grade C.

Kitchen/ Breakfast Room

Fitted with an excellent range of high gloss cream base and wall units, work-surfaces and tiled splashbacks. Lamona integrated appliances include 5 ring gas hob with filter hood over and electric double oven, Fridge freezer. Miele Integrated appliances include dishwasher and Microwave. Unit with stainless steel sink unit and drainer with mixer tap. Two windows, tiled floor with underfloor heating. Concealed under unit lighting. Half paned front entrance door.

Dining/ Utility Area

Fitted with high gloss units to match kitchen including pull out larder style cupboards. Plumbing for washing machine, space for tumble dryer and wine fridge. Desk worktop. Tiled floor with underfloor heating.

Sitting Room

Feature limestone fire surround with electric fire, limestone inset and hearth. Two arched windows, two concealed radiators. Deep skirting. Cupboard providing ample storage space and housing wall mounted Valliant gas central heating boiler. Engineered oak floor.

Inner Hall

With deep skirting. Engineered oak floor. Providing access to house bathroom and bedrooms.

Spacious Bathroom

Fitted with four piece suite comprising low flush WC with enclosed cistern, vanity unit wash hand basin with chrome mixer tap placed cupboards below, tile enclosed bath with chrome mixer tap and spacious walk in wet room style shower with direct rain effect shower. Chrome ladder style heated towel rail. Travertine tiled walls and floor. Inset downlights, light up mirror.

Bedroom One

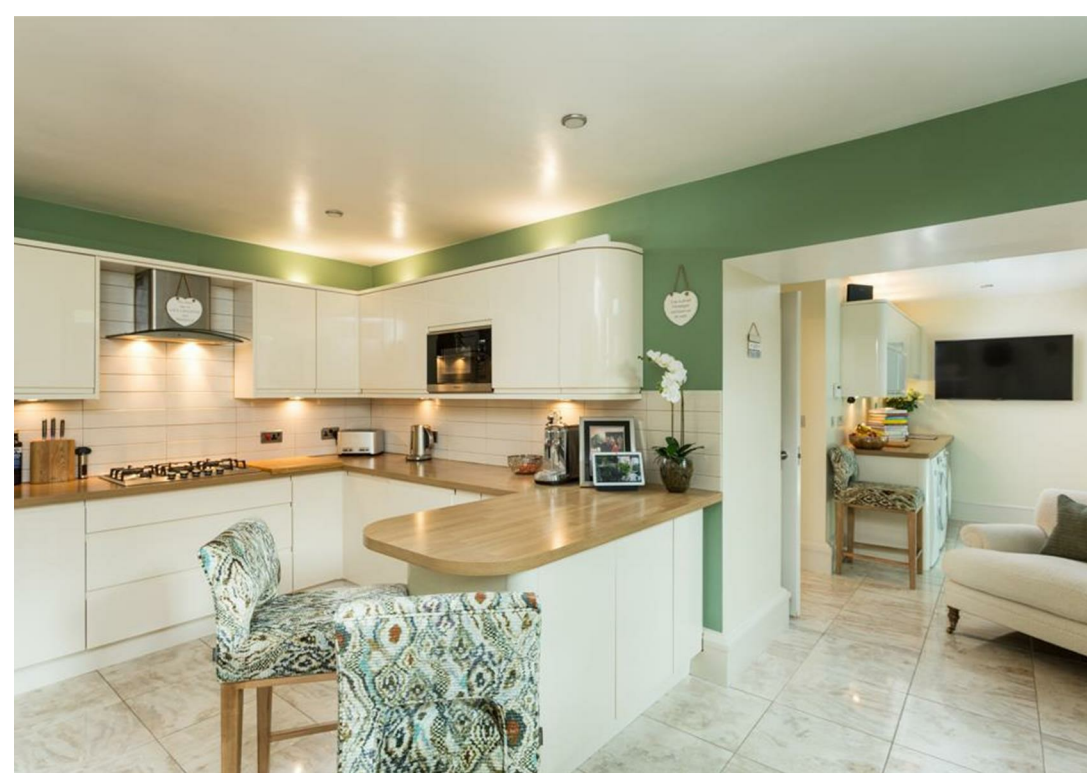
Fitted with an excellent range of fitted wardrobes and drawers providing ample hanging and shelving space. Double glazed window. Radiator. Coved ceiling. Deep skirting.

En-suite Shower Room

Fitted with low flush WC with enclosed cistern, wash hand hand basin with chrome mixer tap, large shower enclosure with direct rain effect shower. Inset downlights. Chrome ladder style heated towel rail. Tiled walls, tiled floor.

Bedroom Two

Fitted with two double and single wardrobe providing ample hanging and shelving space.





Built in bookcase. Two double glazed windows. Radiator. Deep skirting.

Bedroom Three

Double glazed window, radiator. Deep skirting. Engineered oak floor, ceiling down lights.

Outside

The property is approached via a secure coded gate to a beautifully presented secluded courtyard, ideal for entertaining. Stone faced wall and raised beds to borders planted with wisteria, jasmine and lavender. There is also a greenhouse included in the sale. Cast iron railings to border. Steps down to front entrance door. There are two allocated parking spaces with the property and visitor spaces available.

Gardens

All of the properties at the Hall enjoy the benefit of the attractive parkland setting with extends to some 5 acres and includes an original walled meadow.

Council Tax Band

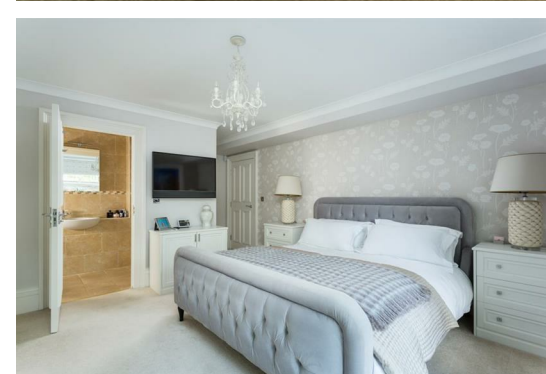
We understand the property has been placed in council tax band E.

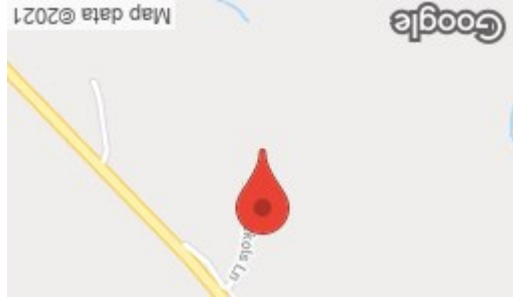
Services

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

Tenure

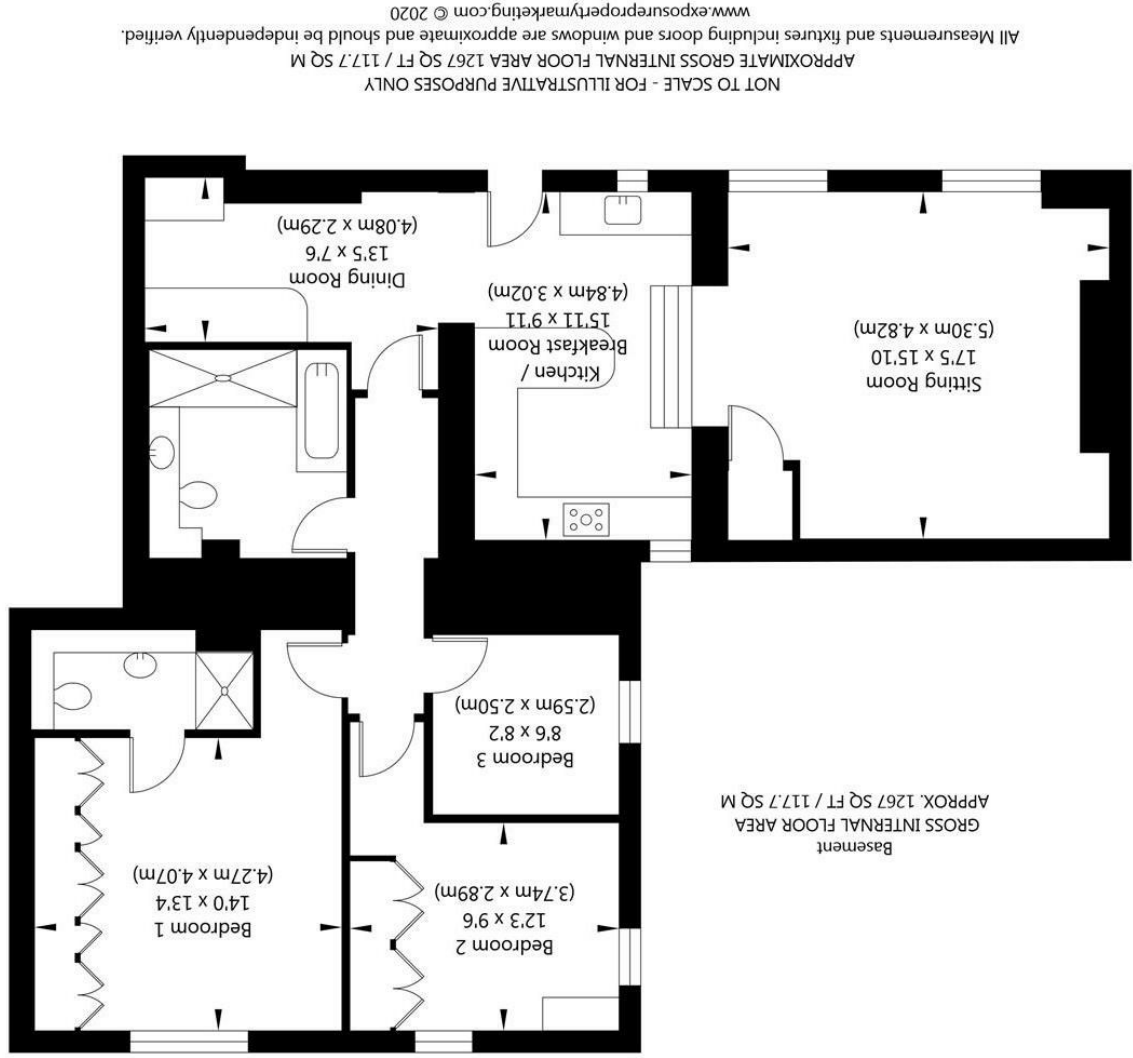
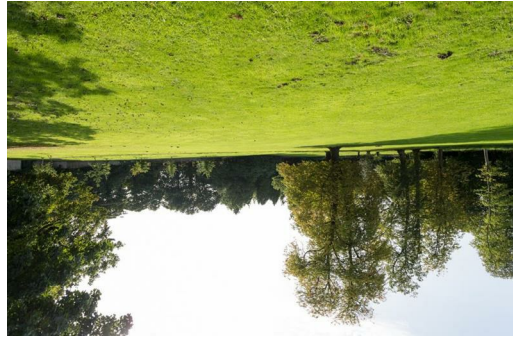
We understand the property is leasehold. We believe there are currently 979 years remaining on the lease. Service charges are £149 per calendar month. Ground Rent is £100 per annum.





Leave Wetherby on the A661 in the direction of Sporth/Harrogate, proceed along the road and Sporth Hall can be found on the left hand side just before reaching Sporth village. The property is accessed to the right of the main building with steps that lead down to the courtyard and entrance door.

Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1267 SQ FT / 117.7 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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