



4 Montagu Mews, Ingmanthorpe Hall, Wetherby LS22 5PY
£450,000 | Freehold

maxwell hodgson
estate agents

Offered with no onward chain this contemporary three-bedroom mews house combines natural materials with a high-end finish to create a light and airy space perfect for modern living.

Located within the desirable setting of Ingmanthorpe Hall, the property boasts a multitude of period features including deep skirting & architraves, traditional column-style radiators and high ceilings, which contrast effortlessly with a hardwood garden room, impressive side extension and recently refitted bathroom suites.

The gas central heating boiler was newly fitted in 2020 and the property has been fitted and maintained to an excellent standard. Having three good sized double bedrooms as well as a generous amount of outside space, this property is both spacious and family friendly. The rear garden is a particularly attractive asset, featuring raised beds, a decked patio area with box trees and an impressive array of woodland shrubs, which when combined with the impressive interior finish, makes this property the perfect rural retreat. EPC Band C.

Entrance Hall

Mahogany parquet floor, under stairs storage cupboard with light, coved ceiling and column-style cast iron radiator. Return staircase to first floor with reclaimed mahogany balustrade and Roger Oates flat weave stair runner.

Cloaks Cupboard

Useful storage with light and Worcester gas central heating boiler.

Downstairs WC

Monobloc mixer tap with counter top wash hand basin, low flush hidden cistern WC, tiled floor and column style cast iron radiator.

Sitting Room

Gas flame effect fire with ornate surround and slate hearth. Coved ceiling and two column style cast iron radiators. Double glazed sash windows to front and rear.

Kitchen

Fitted with an excellent range of base and wall units

topped with walnut bloc work surfaces. Peninsula breakfast bar with seating for three overlooking dining area. Leisure range style cooker with 5 ring hob. Integrated appliances including separate fridge & freezer, and dishwasher. Plumbing for washing machine. Large ceramic sink with mixer tap, mahogany parquet floor and under cabinet lighting. Inset spotlights, column style cast iron radiator and double glazed sash window to front. Open to:

Dining Area

Mahogany parquet floor, coved ceiling and column style cast iron radiator. Double French doors with glazed surround to garden room.

Garden Room

Double glazed hardwood conservatory glazed to all three sides and two adjustable skylights. Mahogany parquet floor with Mosaic tile entrance area. Two column style cast iron radiators and double French doors to rear patio area.

Family Room

Open to kitchen/ dining area. Inset spotlights and column style cast iron radiator. Double glazed sash window to front and three Velux windows. Integrated Coir doormat and hardwood bi-fold doors opening on to rear garden.

Landing

Half landing with double glazed sash window with views over the rear garden. Column style cast iron radiator, airing cupboard with hot water cylinder. Access to part boarded loft space with pull down ladder.

Bedroom One

Double glazed sash window to rear. Radiator.

En-Suite Shower Room

Recently refitted to a high specification to include: Wet room style walk in shower , concealed cistern WC and circular mounted wash hand basin. Heated towel rail, obscure double glazed sash window to front. Tiled floor, fully tiled walls. Inset ceiling spotlights.

Bedroom Two

Radiator with ornate cover, double glazed sash window to rear.



Bedroom Three

Radiator, double glazed sash window to front.

House Bathroom

Recently refitted with white suite comprising slate panelled bath with overhead and hand held shower, shower screen, vanity wash hand basin with storage beneath. Concealed cistern WC, heated towel rail, slate tiled floor and part tiled walls. Inset ceiling spotlights, obscure double glazed sash window to front.

Rear Garden

Accessed from the kitchen/ garden room from bi-fold doors - large composite decked area ideal for entertaining. Side gravelled path to front with lattice work fencing. A path leads around the conservatory to a patio with timber store. Steps up to lawns with well stocked borders. Further steps to double wrought iron gate giving access to a second substantial lawned garden with yew hedge and a variety of trees. Outside garden storage box.

Front Garden and Parking

There are lawns with central pathway leading to the front entrance.

Two parking spaces immediately to the front of the property and use of the shared visitor spaces.

Services and related charges

All mains services are understood to be connected with the exception of sewerage which goes to a communal septic tank There is a quarterly service charge of £321 per quarter towards the maintenance of common areas.

Council tax

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

Agents Note

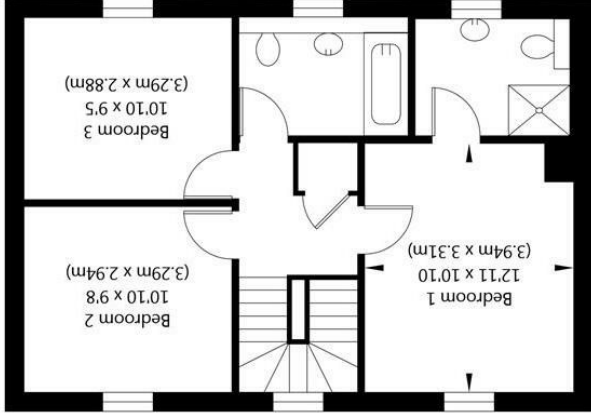
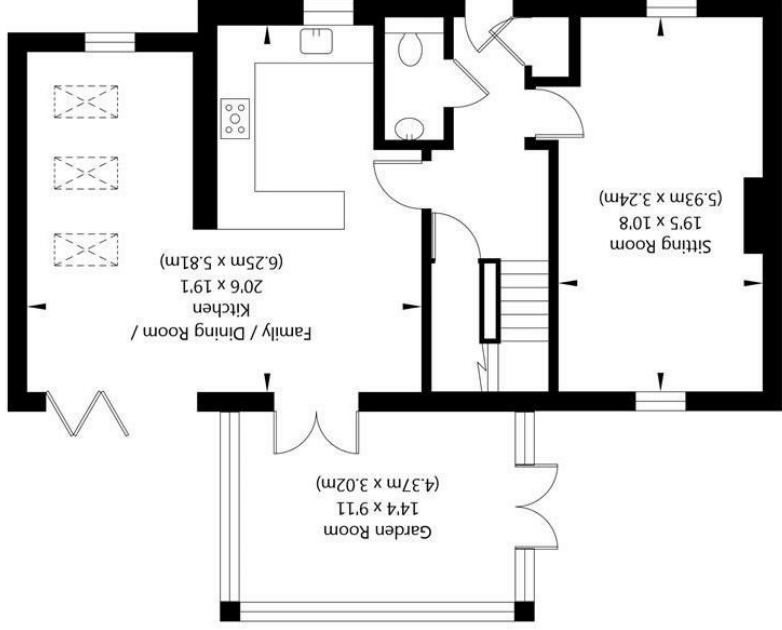
Some fittings and items of furniture are available to buy by negotiation. Please ask for more details.





Directions

Take Deighton Road out of Wetherby, turn right onto York Road and continue over the A1. Turn left at the roundabout by Wetherby Racecourse and then right into the private drive to Ingmanthorpe Hall. Turn left into Montagu Mews, under the archway into the courtyard. The property is on the left and there are visitors spaces opposite



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1433 SQ FT / 133.12 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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