



Apt 6

Linton Springs Sicklinghall Road, , Wetherby LS22 4AF

Offers Over £449,999 | Leasehold

maxwell hodgson

estate agents

An exquisite two-bedroom duplex apartment that exudes opulence and takes luxurious living to a whole new level.

Bathroom suites by Villeroy & Boch with Grohe fittings, kitchen appliances by Miele and a bespoke-built Hülsta feature wall make life across both floors relaxing and pleasurable. Underfloor heating in all bathrooms, in excess of 1700 square feet of internal space and the added bonus of a dressing room/ nursery continue the theme. Inset spotlights and efficient Rointe Kyros electric radiators evidence the thought and attention to detail that underpin this property's recent transformation.

Outside, the apartment boasts a vast array of outdoor space, including fully-landscaped communal gardens, two private parking spaces and a useful exterior storage space. When combined with its proximity to Wetherby and Harrogate, it's the ideal setting for any commuter, couple or family. EPC Band C.

Communal Entrance Hall

Grand entrance hall with staircase to first floor.

Entrance Lobby

Rointe Kyros electric radiator.

Inner Hallway

Deep under stairs storage cupboard, stairs off to first floor.

Cloaks/WC

Hidden cistern Villeroy and Boch WC, semi pedestal wash hand basin with Grohe mixer tap, heated ladder style towel rail. Tiled floor with underfloor heating controllable via WIFI, fully tiled walls.

Sitting Room

A stunning room with high end Hulsta bespoke Gentis floating media unit incorporating lit display. Rointe Kyros radiator. two double glazed

windows with custom made fitted blinds. Double doors to:

Dining Area

Two double glazed windows, Roite Kyros radiator. Open to:

Kitchen

Recently refitted high gloss base and wall units, soft close drawers, complemented by black granite work surfaces and upstands one and a quarter bowl stainless steel sink and drainer. Miele integrated appliances to include: dishwasher, fridge freezer, split level oven, microwave and induction hob with extractor hood over. Double glazed window.

Utility

Washer dryer included in the sale. work surface and built over eye level unit. Cupboard housing the hot water cylinder and thermostat.

First Floor Landing

Master Bedroom

In-built shelved storage cupboard. Phone for call entry system. Rointe Kyros electric radiator and skylight to rear.

En-suite Bathroom

Hidden cistern Villeroy and Boch WC, semi pedestal wash hand basin with Grohe monobloc mixer tap and heated ladder style towel rail. Underfloor heating controllable via WIFI. Tiled bath with Grohe shower attachment, fully tiled walls and tiled floors. Extractor fan and Velux window to front with blind

Bedroom Two

In-built storage cupboard with hanging space and Rointe Kyros electric radiator. Skylight to rear and door to Nursery/ Dressing Room.

Nursery/ Dressing Room

Soft close built-in wardrobes and chest drawer



storage designed by Sharps. Velux window to front.

Shower Room

Hidden cistern Villeroy and Boch WC, semi pedestal wash hand basin with Grohe mixer tap, heated ladder style towel rail. Single glass shower enclosure with Grohe rain head shower and dual wall mounted controls. Underfloor heating controllable via WIFI. Fully tiled walls, tiled floors, extractor fan and Velux window to rear with blind.

Outside

Electric gates provide a secure entrance to the car park where there is allocated parking space for Apartment 6. There are also shared visitor spaces.

Timber lock up shed ideal outside space for bikes etc. Communal gardens to rear of property.

Council Tax

We understand this property is in council tax band F.

Services

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

Tenure

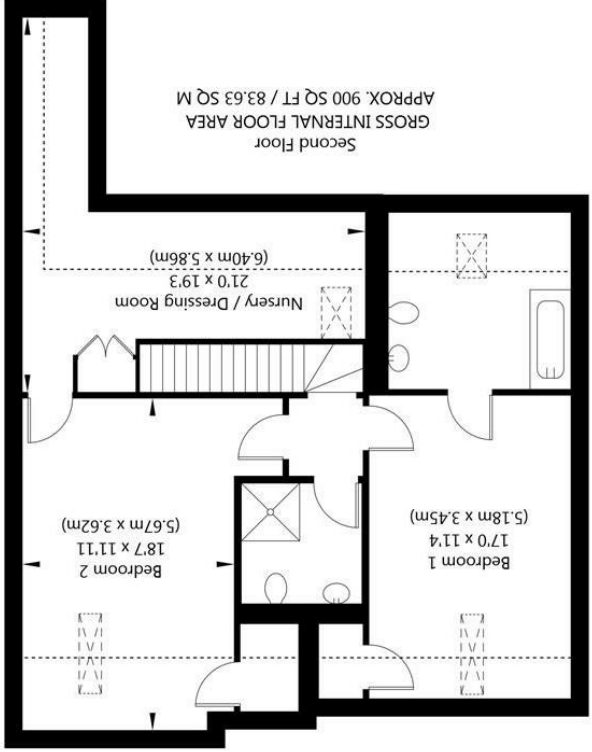
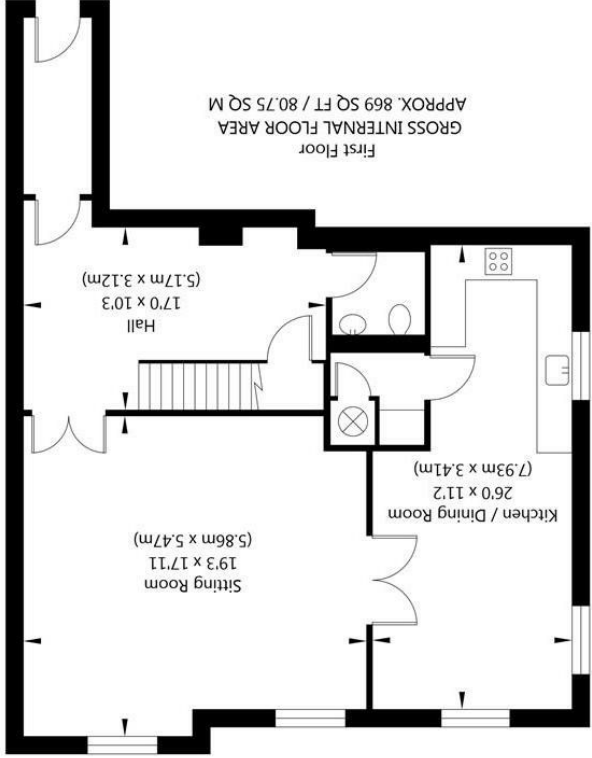
We understand the property is Leasehold. 999 year lease from 2007. The service charge is estimated to be £440 pm for the forthcoming year. These charges are reviewed annually and are likely to reduce. Please contact us for further information.





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 Linton Springs on your left hand side.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1769 SQ FT / 164.38 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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