



Apartment B

The Coach House Sicklinghall Road, Wetherby, LS22 4AF

Offers Over £585,000 | Leasehold

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One of just 5 attractive stone properties located in a courtyard mews development within a short driving distance of Wetherby. Originally converted in the 1970's The Coach House' enjoys a fabulous semi rural setting standing in attractive communal gardens with superb views across open countryside between Linton & Sicklinghall.

Providing exceptionally spacious well presented accommodation over 3 floors with the benefit of PVCu double glazing, the property is flooded with natural light and enjoys an exceptional aspect with south facing views to the rear.

Apartment B extends to over 2300 square feet and offers excellent flexible living and entertaining space. It includes a well appointed kitchen, two large reception rooms plus a fabulous conservatory looking out over the attractive communal garden. Four double bedrooms in all and 3 bath/ shower rooms. Internal access to a tandem garage. EPC Band E

Entrance Hall

Multi paned PVCu double glazed front entrance door, exposed stone wall, stairs off to first floor. Electric wall heater. Inset downlights and coved ceiling. Internal door to garage.

WC

WC and wash hand basin. Laminate floor, exposed stone wall.

Dining Room

Under floor heating. Decorative ceiling beams, double glazed patio doors opening to :

Conservatory

PVCu double glazed conservatory with lovely views and aspect over the garden. Window seating, laminate floor, door to garage. Exposed stone wall.

Utility Cupboard

Plumbing for washing machine, tiled floor, exposed stone wall. Wall heater.

Kitchen

Fitted with a good range of base and wall units to include lit eyelevel display cupboards, and under unit lighting, part granite work surfaces and upstands, inset round bowl sink and additional inset one and a

quarter bowl sink and drainer. Tiled floor with underfloor heating, inset ceiling downlights. Integrated appliances include dishwasher, fridge freezer and range style cooker. 2 PVCu windows to rear and fully glazed PVCu rear entrance door opening to private terrace.

First Floor Landing

L shaped spacious landing with built in bookcase, walk in wardrobe. Coved ceiling, inset downlights. Arch display alcove with double storage cupboard. Stairs off to second floor. Small paned PVCu window to front.

Sitting Room

An elegant room with open feature fireplace. PVCu picture window enjoying the view over the gardens and fully glazed PVCu French door leading out to a private balcony with stairs down to the gardens. Coved ceiling, inset downlights, PVCu window to side. 2 wall heaters.

Bedroom One

Electric wall heater. 3 double and 2 single built in wardrobes, dressing table with 3 drawers. Inset downlights. 2 PVCu windows with views to the rear.

En-Suite Bathroom

Corner mains fed shower, large bath, twin vanity wash hand basins with storage under. Tiled floor with underfloor heating. Obscured glazed PVCu window to rear. Heated ladder style towel rail. Fully tiled walls. Inset downlights.

Bedroom Two

Electric wall heater, double built in wardrobe and double storage cupboard. Small paned PVCu window to front.

Jack and Jill Shower Room

Large shower enclosure with mains fed shower, vanity wash hand basin and hidden cistern WC. Part tiled walls, tiled floor with underfloor heating. Ladder style heated towel rail. Airing cupboard with hot water cylinder and linen storage space. Doors to bedroom 2 and landing.

Second Floor Landing

Deep storage cupboard, Velux window.

Bedroom Three

Picture PVCu window with views to rear. Electric wall heater.



Bedroom Four

PVCu picture window to rear. Wall heater. Access to roof void.

Bathroom

Bath with mains fed shower over and folding shower screen. Pedestal wash hand basin and WC. Electric heater, fully tiled walls. Velux window, laminate floor, inset downlights. Access to large walk in boxroom providing ideal and accessible storage space.

Outside

Tandem Garage

Electric up and over door, power and light. water softening unit. Storage units and work surface to wall. Access doors to hall and conservatory.

Courtyard Frontage

The property is approached from Sicklinghall Road via a private driveway which leads to a Yorkshire stone hard standing area providing parking in front of the house.

Outside Rear

To the rear is an excellent sized south facing patio. This faces the communal garden which benefits from open fields beyond and rural views.

Services

Mains Electric and mains drainage. Water supplied by a borehole.

Council Tax

We understand the property is council tax band F.

Tenure

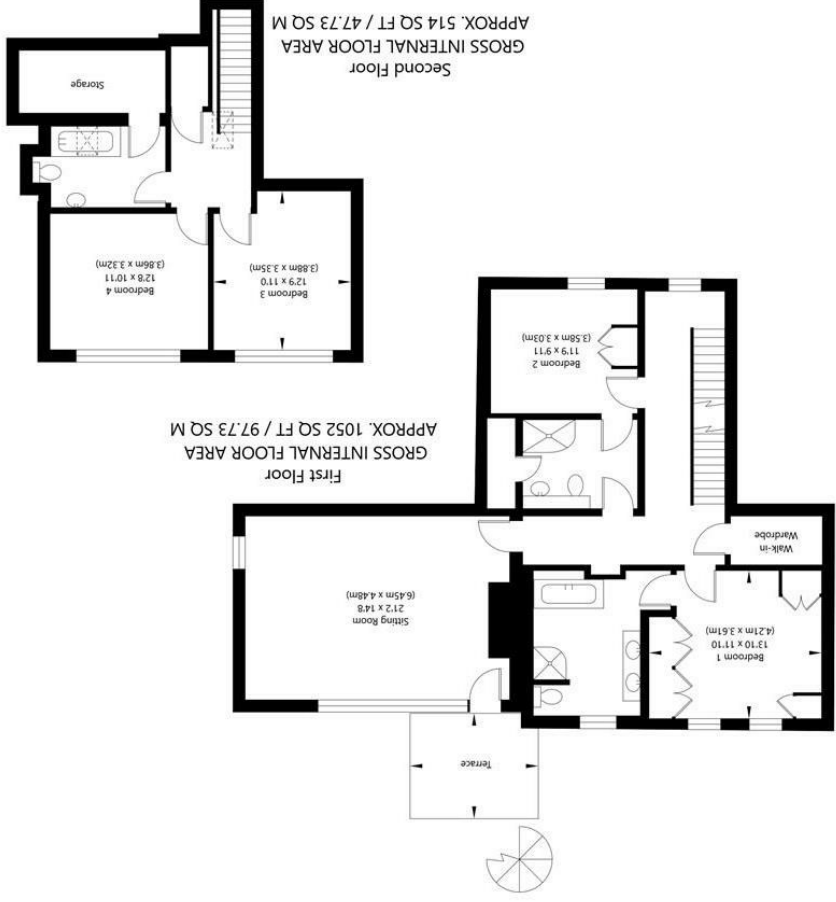
The property is held on a 999 year lease from 1981 with an annual ground Rent of £5.00. We understand that the current service charge is £1140pa. Details on the service charges are available on request.





Directions

Leaving Wetherby on the A661, turn left at the bottom of Sportforth Hill onto Linton Road. Follow this road (becomes Sicklinghall Road) where upon you will reach Linton Springs on your left hand side. Take the next turning / drive on the left and the property is situated within the courtyard development.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2332 SQ FT / 216.58 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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