



Apt 1 Spofforth Hall, Nickols Lane, Spofforth HG3 1WE
Offers Over £279,950 | Leasehold

maxwell hodgson
estate agents

This very spacious and elegant lower ground floor apartment is located within Spofforth Hall, in a stunning parkland setting. A superb conversion retaining many of the original features including high ceilings, deep architraves and skirtings. Recently redecorated throughout. Grand entrance hall, spacious newly refitted kitchen, open to sitting room/ dining room, large master bedroom with built in wardrobes, second double bedroom and bathroom. Unusually, the property benefits from having its own courtyard area to the front, a storage shed and two allocated parking spaces in addition to the use of the 5 acres of beautiful parkland which surround the hall. The popular village of Spofforth has many amenities and lies on a bus route, approx 3 miles from Wetherby and 6 miles south of the spa town of Harrogate. Viewing essential. New Instruction. EPC Grade C.

Entrance Hall

Half glazed entrance door and glazed panel above. Part tiled floor. Deep skirting. Three wall light points. Two radiators. Inset downlights. Cupboard housing wall mounted Worcester boiler.

Spacious Sitting/ Dining Room

29'5" x 19'2" (8.97 x 5.84)
Two windows looking onto shared courtyard and feature basement window to side. High skirting. Coved ceiling. Four wall light points. Two radiators. Inset downlights.

Open Plan Refitted Kitchen

Newly refitted with an excellent range of base, drawer and wall units with complementary worksurfaces, upstands and under unit lighting. Inset stainless steel sink and chrome mixer tap. Island divide to sitting/ dining

room with further storage. Split level Neff electric oven, microwave, induction hob with canopy extractor cooker hood over. Integrated dishwasher, fridge, freezer. Inset downlights. Quality laminate floor. Feature basement window to side.

Inner Hallway/ Dressing Area

Shelved fitted storage cupboard. Inset ceiling spotlights. Door to master bedroom and bathroom.

Bedroom One

16'6" x 12'3" (5.03 x 3.73)
Recently fitted with an excellent range of built in wardrobes. Radiator. Inset ceiling spotlights. Feature basement window to front and side. Coved ceiling.

Bedroom Two

12'0" x 11'7" (3.66 x 3.53)
Feature basement window to front. Radiator, inset ceiling spotlights.

Bathroom

Panelled bath with mixer shower attachment, pedestal wash hand basin and low flush WC. Half tiled walls, tiled floor, inset ceiling spots, chrome heated towel rail, extractor fan. Inset ceiling spotlights.

Shared Courtyard

The property is approached via a shared walkway leading from the front of the main building. Steps lead down to a courtyard area to the front of the property which is shared with one neighbouring apartment. Outside light and tap.

Allocated Parking

The property benefits from 2 allocated parking bays to the front of the main building.



Gardens

All of the properties at the Hall enjoy the benefit of the attractive parkland setting which extends to some 5 acres and includes an original walled meadow. This allows for direct access to lovely walks and access to bridle paths across country to the villages of Sicklinghall and Linton etc.

Tenure

We understand the property is leasehold and the lease commenced in 2002 with a 999year lease. We understand the ground rent is £100 per annum and the service charges are approximately £163 per month.

Services

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

Council Tax

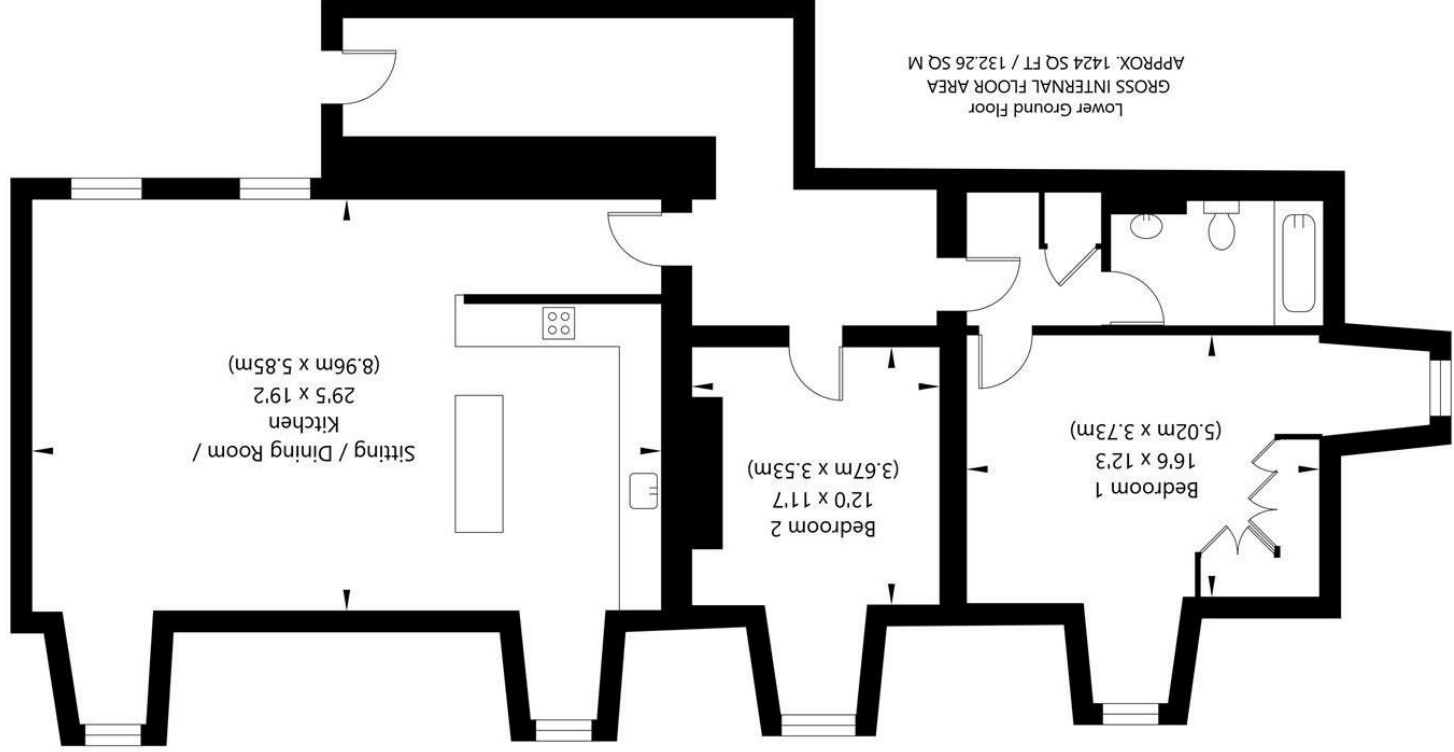
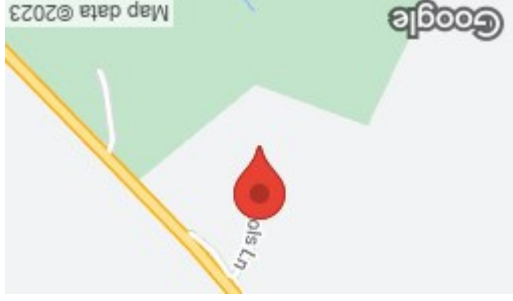
We understand the property has been placed in council tax band E.





Directions

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 via a shared walkway leading from the front of the main building. Steps lead down to a small courtyard area shared with the adjacent basement



Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1424 SQ FT / 132.26 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1424 SQ FT / 132.26 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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