



3 Linton Springs, Wetherby, LS22 4AF



Key Features

- Beautiful duplex apartment
- Set over the first and second floors
- Premium finishes throughout
- Stylish dining kitchen with integrated appliances
- Living room with views to communal garden
- Two double bedrooms with fitted furniture
- Two bathrooms with Villeroy & Boch sanitaryware
- Gated development with two parking spaces
- Nestled in a picturesque countryside
- Within close proximity of Wetherby



A beautiful two double bedroom duplex apartment, to the first and second floors, within the highly sought after development of the former Linton Springs Hotel.







Linton Springs is a development of 14 properties, set in beautiful grounds, conveniently and peacefully located adjoining countryside; it lies within the parish of Linton, a short distance from Wetherby town centre and the picturesque village of Sicklinghall.

This apartment has the benefit of two parking spaces and a secure outside store unit.

The development is accessed via electric gates and then through a stunning communal entrance hallway, with a grand central staircase and chandelier, leading to the apartment, facing south east across the communal lawn at the rear of the building.

The welcoming entrance hallway within the apartment has engineered wood flooring and bespoke fitted cloaks cupboards by Christopher Phillips. There is a useful utility cupboard which houses the hot water tank, a sink and has space for a washing machine, tumble dryer and small freezer. There is also a separate guest W.C with Villeroy and Boch sanitaryware and underfloor heating.

The kitchen is a wonderful space for entertaining with a central island, space for a dining table and double doors which open into the living room. The kitchen has been designed by Concept with grey gloss units and granite worksurfaces with a range of integrated appliances including a Bosch dishwasher, Bosch oven, De Dietrich induction hob, microwave, warming drawer and remote controlled extractor fan. There are three windows overlooking the grounds to the side. The living room is a lovely space, flooded with natural light, with two windows overlooking the communal garden and with bespoke storage and shelving by Christopher Phillips. There is also an understairs storage cupboard. Engineered wood flooring runs throughout the hallway, kitchen and living room.

A staircase, with feature lighting, leads to the second floor. The principal bedroom is a generous size with both a Velux window, and a conservation window and has been fitted with bespoke furniture by Concept. A dressing area offers more wardrobe space and gives access to eaves storage. The ensuite shower room benefits from underfloor heating, illuminated mirrored cupboards and Villeroy and Boch sanitaryware and a Velux window, providing natural light and ventilation. The second bedroom, with ample space for use as a bedroom and home office, has two conservation windows and fitted office furniture by Concept. There is a further bathroom, with underfloor heating, illuminated mirrored cupboards and Villeroy and Boch sanitaryware, and a Velux window, providing natural light and ventilation.

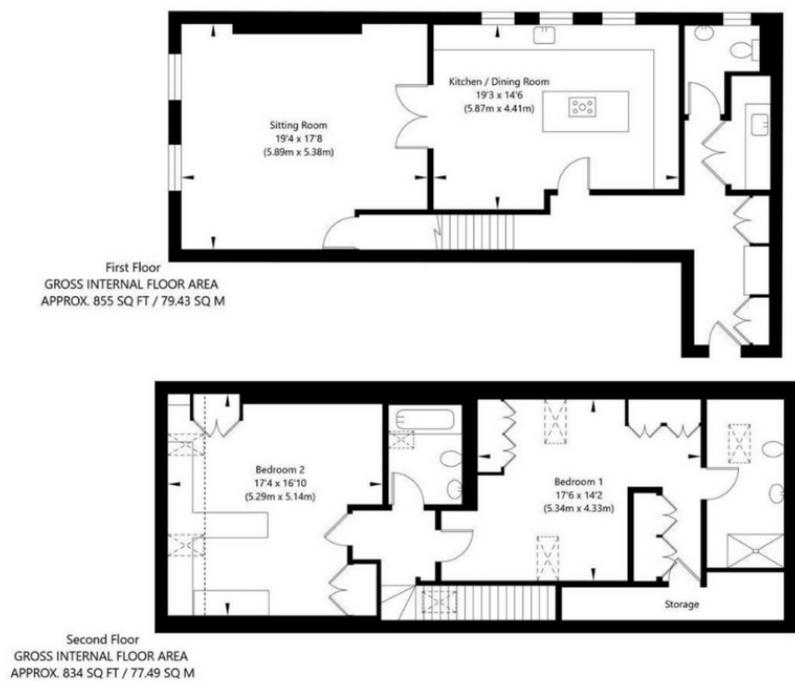
The grounds of Linton Springs are beautifully maintained and there is both a communal lawned area, and a tree lined area adjacent to the Car Park, ideal for residents to relax and enjoy the peaceful surroundings. The property is fronted by protected woodland between the car park and Sicklinghall Road.

We have been advised by our vendors that there are approximately 981 years remaining of a 999 year lease and that the owners of all apartments are equal shareholders in a limited Company holding the freehold. There is an annual service charge for 2025 of £4,576.60, payable in 2 instalments, and including ground rent.

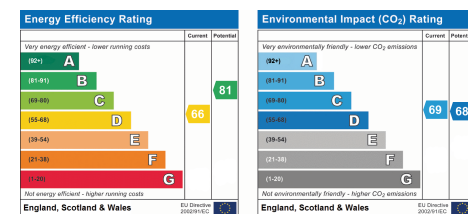
Linton Springs is set in a glorious rural setting, but superbly located for ease of access, being within the parish of the popular village of Linton, and near to Sicklinghall village, approximately 1.5 miles to the west of Wetherby, but Leeds, York and Harrogate are all within comfortable driving distance and there is also easy access both to the region's motorway network via the A1(M) and Leeds/Bradford airport, 20 minutes away.

The information in relation to the length of lease, service charge and ground rent has been confirmed by our vendors. We advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

SERVICES: We are advised that the development has a private borehole water supply, mains sewerage, mains electricity and full fibre broadband.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1689 SQ FT / 156.92 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2022



Tenure Type: Share of Freehold
Council Tax Band: F
Council Authority: Leeds City Council

Butler Ridge
8 High Street,
Wetherby, LS22 6LT
01937 203 222 | enquiries@butlerridgegroup.com

All information, descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers, should not rely on them as statements or representations of facts, and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services, equipment, fixtures and fittings included in the property have not been tested therefore no warranty can be given as to their condition or operation.

