



TENURE
Leasehold. Remainder of 999 year lease from 24th May 2002. Service charge £332.98 per month. Ground Rent £100 p.a.

COUNCIL TAX
Band D (from internet enquiry).

SERVICES
We understand mains water, electricity, gas central heating and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

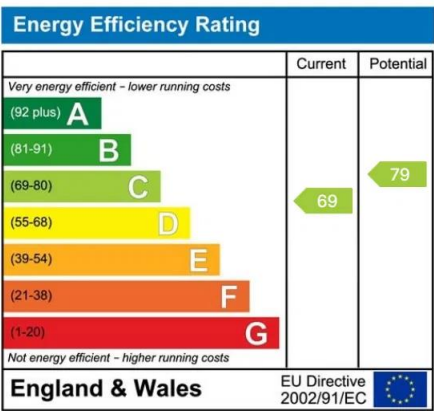
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared April 2025



Spofforth ~ Apartment 9, Spofforth Hall, Nickols Lane, HG3 1WE

A delightful 2-bedroom first floor apartment being part of this elegant, converted period mansion set in superb parkland grounds on the edge of Spofforth village.

- Stunning staircase approach to the first-floor gallery landing
- Bespoke fitted furniture
- Elegant lounge and open plan refitted kitchen with integrated appliances
- Two double bedrooms with fitted wardrobes
- Stylish fully tiled shower room with 4-piece suite
- Allocated parking for two cars
- Beautiful 5-acre parkland grounds for the enjoyment of residents
- Close to Wetherby & Harrogate and the village community of Spofforth

£272,500 PRICE REGION



MISREPRESENTATION ACT

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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

Property Description

Set within the breathtaking surroundings of a distinguished period mansion, this elegant **two-bedroom first-floor apartment** offers a rare opportunity to enjoy refined living amidst **five acres of beautifully maintained parkland**. Located on the edge of the picturesque village of Spofforth, just two miles from Wetherby, the property perfectly balances timeless charm with modern convenience.

Approached through a **stunning main hall and grand staircase**, the apartment immediately impresses with its sense of space and character. The welcoming **entrance hall** is thoughtfully designed with **bespoke fitted furniture**, providing stylish and practical storage.

The **open-plan lounge and kitchen** is a true highlight, benefiting from **dual aspect windows** that bathe the space in natural light. The **recently refitted kitchen** features sleek **integrated appliances**, seamlessly blending contemporary functionality with the apartment's elegant surroundings.

Both **double bedrooms** are well appointed, each boasting **fitted wardrobes** that enhance both space and convenience. The **fully tiled shower room** is finished to a high standard, offering a luxurious retreat.

With the added benefits of a **long lease** and **allocated parking for two cars**, the apartment offers an enviable lifestyle in a tranquil yet accessible location. The village of Spofforth provides a charming setting with local amenities, while Wetherby's excellent shops, restaurants, and transport links are just a short drive away.

