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**AN EXCEPTIONAL 3 BEDROOMED APARTMENT
FORMING PART OF A GRADE II LISTED GEORGIAN MANOR
STANDING WITHIN BEAUTIFULLY MAINTAINED GROUNDS
SURROUNDED BY OPEN COUNTRYSIDE**



3 ESHTON HALL ESHTON

Approached via a sweeping driveway with imposing electric gates, this larger than average apartment covers approximately 2600 sq ft with predominantly ground floor accommodation including: a large Sitting Room & Kitchen, Utility & Cloakroom, 2 Double Bedrooms, an En-Suite & Dressing Room and a luxury 4 piece House Bathroom. A standout feature Hallway with Amtico flooring gives access to a third 1st floor E-Suite Bedroom and a Library or Study with a glass balcony & Dressing Room.

Immaculate communal gardens form part of the grounds of this original Grade II listed Georgian Manor extending to circa 2.7 acres with apartment 3 having the benefit of a private parking space and a Garage. The quiet semi-rural location is idyllic but also within a short drive of the popular towns & villages of Skipton, Gargrave and Malham.

PRICE: £385,000

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Providing a luxurious ready-made retirement property or possible second home with very little responsibility, the apartment is offered at a sensible price and in detail comprises:

TO THE GROUND FLOOR

Door to communal **RECEPTION ROOM** with feature fireplace and inner doors to a further communal **ENTRANCE HALL** with grand central staircase to the upper floors and a self-contained door on the ground floor to:

APARTMENT 3



HALLWAY: 39'10" x 12'3" (avg) with high quality Amtico flooring, stylish light fittings and deep **STORAGE AREA:** 6'0" x 5'3".

UTILITY: 9'9" x 6'11" with matching flooring, units with worktops over, stainless steel sink & drainer and space & plumbing for washer & dryer.

CLOAKROOM: 6'9" x 4'9" with matching flooring, low suite w.c, circular table top wash hand basin and half tiled walls.



SITTING ROOM: 31'3" x 24'7" (max L-shape) with matching flooring, feature fireplace and lovely slightly raised sitting area with tall multipaned windows.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



KITCHEN: 16'0" x 13'4" with range of handmade wall and base units with contrasting granite worktops over, double oven & 5 ring gas hob with stainless steel splash back in chimney recess, purpose space for fridge freezer, island unit with granite worktop, sink unit & dishwasher plumbing and small dining area in alcove with tall multi-paned windows.

BEDROOM: 16'4" x 17'6" (max) with fitted cupboards and 2 tall windows.



HOUSE BATHROOM: 19'1" x 8'1" (with access via the bedroom and hallway) with high quality 4 piece suite comprising roll edged bath, tiled shower enclosure, 'his & hers' sinks in vanity unit with marble top, low suite w.c, ladder radiator, part tiled walls and Amtico flooring.

INNER HALL: 14'2" x 5'9" with staircase to the first floor with store under.

DRESSING ROOM: 13'7" x 5'5" with **WALK-IN WARDROBE:** 7'0" x 5'5" with fitted rails.

EN-SUITE: 9'0" x 6'2" comprising tiled shower enclosure, low suite w.c, wash hand basin, ladder radiator, Amtico flooring and half tiled walls.

BEDROOM: 20'6" x 14'10" with fitted cupboard and windows on 2 sides.

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TO THE FIRST FLOOR

BEDROOM: 20'1" x 11'9".



EN-SUITE: 6'7" x 5'11" with large tiled shower enclosure, low suite w.c, wash hand basin, ladder radiator, half tiled walls and Amtico flooring.

LIBRARY / SNUG: 14'6" x 13'5" with balcony with glass panels and open plan design to a **STUDY AREA / DRESSING ROOM:** 11'1" x 5'4" with range of fitted wardrobes.



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TO THE OUTSIDE

Owners of the apartments enjoy the use of beautifully maintained communal gardens within grounds extending to circa 2.7 acres.

Designated parking is allocated in space number 3 and there are also several visitor parking spaces. There is also a single **GARAGE** within a block to the rear.



TENURE & SERVICE CHARGES: The tenure of the property is leasehold. There is a quarterly service charge of £1796.11 and the most recent quarterly building insurance charge was £637.92.

COUNCIL TAX: Band G.

POST CODE: BD23 3QQ

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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