



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 Linton Springs development.







Linton Springs is a development of 14 stylish properties, within an historic building, set in beautiful grounds, originally an outlying hunting lodge for the Harewood estate. The property is conveniently and peacefully located within protected woodland, adjoining open countryside, in the Parish of Linton. It lies a short distance from both the ancient market town of Wetherby and picturesque Sicklinghall, with its thriving and popular village pub.

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

The development is accessed by electric gates and then into a stunning communal entrance hallway, with a grand central staircase and chandelier, leading to the apartment, towards the rear of the building.

Within the apartment, the welcoming entrance hallway has engineered wood flooring and bespoke fitted cloaks cupboards by Christopher Phillips. There is a useful utility cupboard which houses the hot water tank. It provides a sink, and space for a washing machine, tumble dryer and small freezer.

There is a guest W.C, off the hall, 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, and De Dietrich induction hob, microwave and warming drawer. There are two windows overlooking the grounds to the rear.

The living room is a lovely space, flooded with natural light, with two windows overlooking the communal garden, and with a bespoke media cabinet with drawers 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 off the hall to the second floor. The principal bedroom is a generous size with a Velux window, a conservation window and bespoke fitted 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 cupboard and Villeroy and Boch sanitaryware.

The amply sized second bedroom, has space for use as a double bedroom and home office, and has two conservation windows with fitted wardrobes, drawers and office furniture by Concept.

There is a further bathroom, with underfloor heating, illuminated mirrored cupboard and Villeroy and Boch sanitaryware, and a Velux window, providing natural light and ventilation.

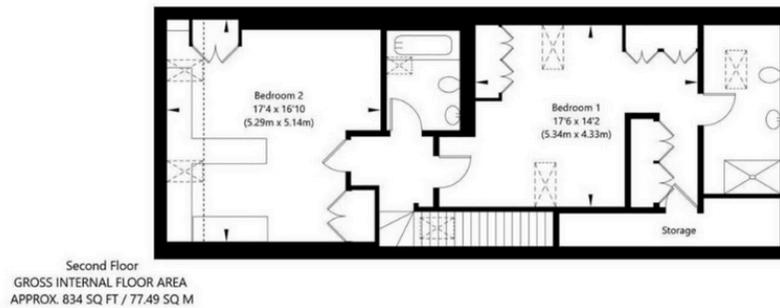
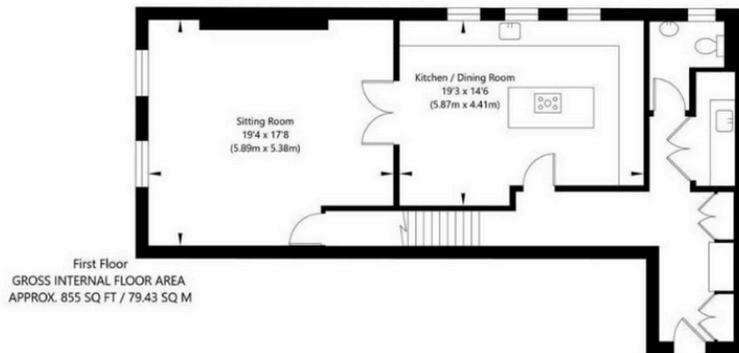
The grounds of Linton Springs are beautifully maintained and there is both a communal lawned area, and a treelined area, adjacent to the car park, ideal for residents to relax and enjoy the peaceful surroundings. The property is fronted by protected woodland between the car park and Sicklinghall Road.

We have been advised by our vendors that there are approximately 980 years remaining of a 999 year lease and that the owners of all apartments are equal shareholders in a private limited Company, holding the freehold. There is an annual service charge for 2026 of £4,393.66, payable in 2 instalments, and including a nominal ground rent.

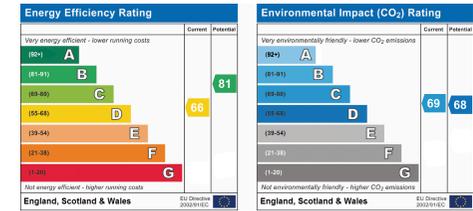
Linton Springs is, though set in a glorious rural setting, superbly located for ease of access to Leeds, York and Harrogate, all within a short driving distance. There is also close access to the national motorway network via the A1(M), and to Leeds/Bradford airport, 20 minutes away.

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 water supply, mains sewerage and electricity, and is served by fast 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.
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Tenure Type: Share of Freehold
Council Tax Band: F
Council Authority: Leeds City Council

