



Woodland Court, Walton, Thorp Arch, LS23 7BP

- TWO DOUBLE BEDROOM APARTMENT
- SPACIOUS OPEN PLAN KITCHEN/LIVING AREA
- COMMUNAL GARDENS
- MASTER BEDROOM WITH EN-SUITE
- ALLOCATED PARKING SPACE
- EPC - TBC / COUNCIL TAX - C

Asking Price £210,000



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DESCRIPTION

Hunters Wetherby are excited to present to the market this stunning two double bedroom ground floor apartment situated in a well maintained development in Thorp Arch.

Stepping in from the communal space, the entrance hallway welcomes you in and leads you through to the inner hallway, where you can find a useful storage cupboard.

The heart of this home is the spacious, open plan lounge, diner and kitchen, a perfect social space for entertaining or busy family life. The size of this area offers versatility for a range of different lifestyles.

The kitchen is fitted with a range of shaker style wall and base units with integral appliances including induction hob, electric oven with extractor over, and under counter fridge and freezer. Plumbing is in place for a washing machine.

Ample space is on offer for dining and lounge furniture and patio doors lead out onto the communal gardens creating that sought after indoor/outdoor feel.

The two double bedrooms are well sized, with the master benefitting from a three piece white suite comprised of shower cubicle, low level wc and wash hand basin.

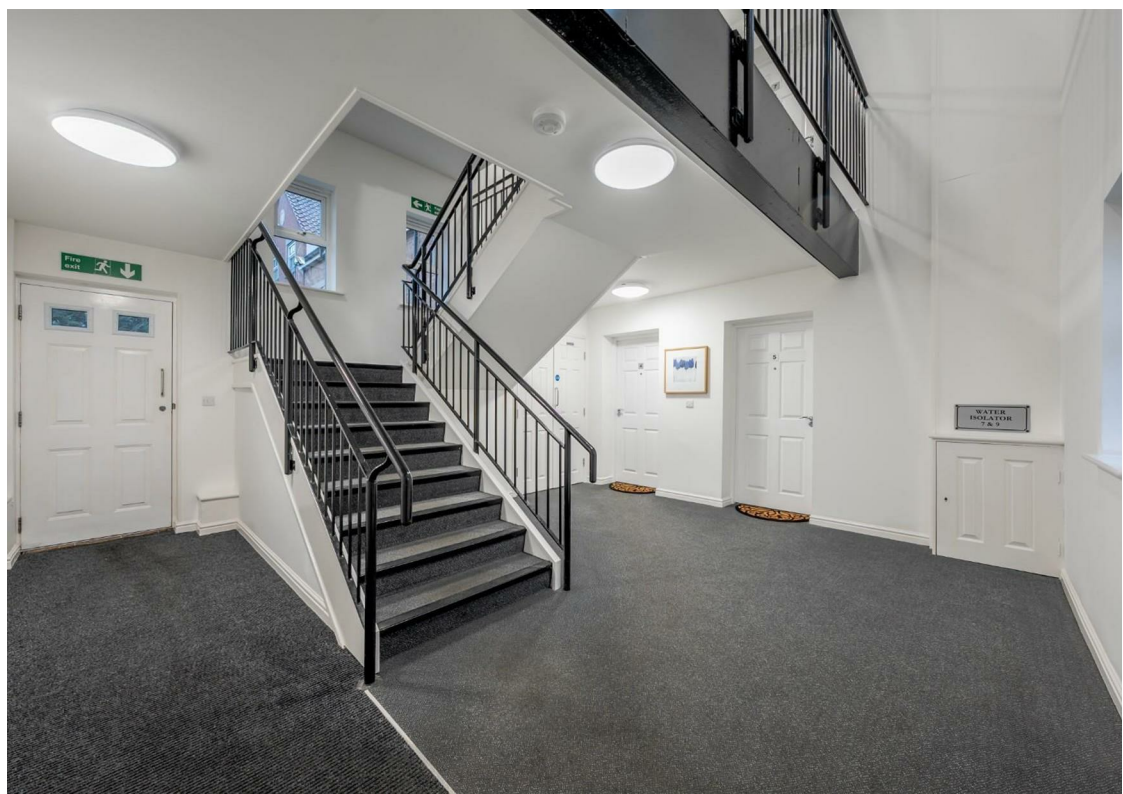
The house bathroom features a three piece white suite comprised of panelled bath, low level wc and wash hand basin. A wall mounted mirror and heated towel rail are perfect additions to this space.

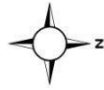
Externally, the property benefits from beautifully landscaped communal gardens, well maintained grounds and it's own allocated parking space as well as visitor parking.

A viewing is highly recommended to appreciate all this apartment has to offer, and the beautiful setting it sits within.

Thorp Arch enjoys a thriving community spirit with renowned school, picturesque church and popular inn. Boston Spa is only a short distance away and provides excellent amenities for all daily needs and schools for all age groups. The area is exceptionally well served by an outstanding road network and is less than two miles from the A1/M motorway giving speedy access to the region's motorway network and Leeds city centre.







Ground Floor
Approx. 81.2 sq. metres (873.9 sq. feet)



Total area: approx. 81.2 sq. metres (873.9 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.