



VERITY
FREARSON

7 SPOFFORTH HALL, NICKOLS LANE, SPOFFORTH, HG3 1WE

FIXED PRICE £325,000

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Spofforth, HG3 1WE

This stunning two-bedroom first-floor apartment with stylish interiors and superb parkland aspects from principal rooms enjoying a commanding position within this elegant converted period mansion house just to the north of Wetherby. No onward chain.

With a clever blend of elegant interiors and contemporary creature comforts, this impressive apartment will appeal to those discerning buyers seeking the convenience of this delightful rural setting within close striking distance of Harrogate and Wetherby as well as the village community of Spofforth.

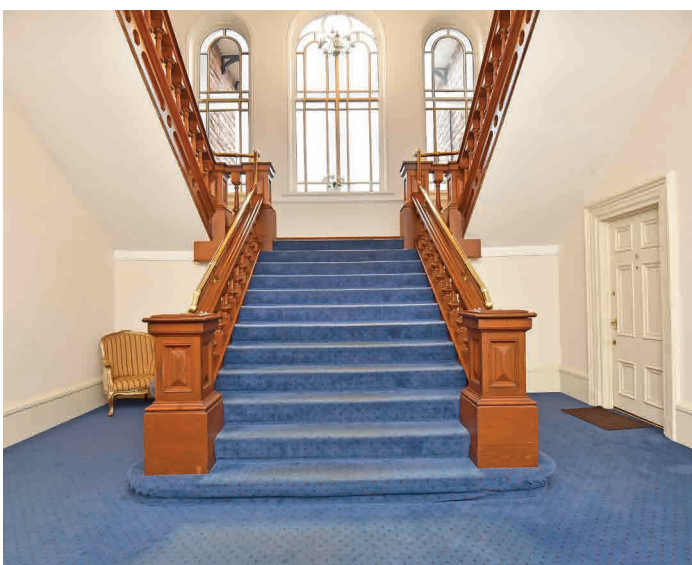


Living Room · Kitchen

2 Bedrooms · 1 En-suite · Bathroom

2 Allocated Parking Spaces · Visitor Car Parking · Residents Jointly Own 5 Acres of Parkland







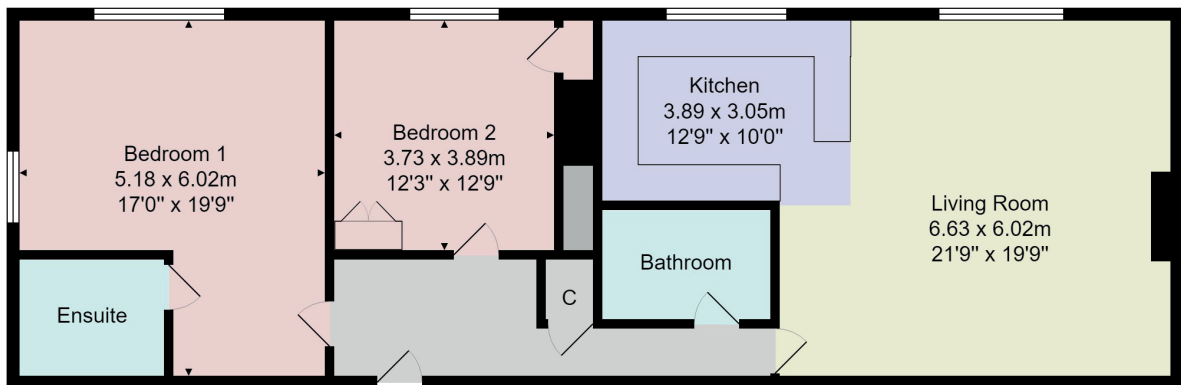
ACCOMMODATION

The residents of Spofforth Hall, who enjoy the use of over five acres of traditional parkland, approach their homes via a remarkable communal reception hall with a sweeping staircase and galleried landing.

Apartment 7 has its own private entrance hall with security entry-phone system, and the original conversion by Country and Metropolitan Homes ensured that principal rooms retained superb southerly aspects across parkland and many period features.

The focal point of the apartment is the impressive sitting / dining room with feature fireplace and a recently installed and cleverly designed kitchen with high quality cabinets and appliances. The main bedroom has its own en-suite shower room and a further guest double bedroom with wardrobes is served by a house bathroom.

FLOOR PLAN



Total Area: 117.6 m² ... 1266 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

This unique first-floor apartment is approached via an impressive reception hall with residents' post boxes and a remote entry system. It also has the benefit of two allocated parking spaces, visitor car parking. The residents jointly own five acres of delightful parkland which is governed by a management company, with a current service charge of £333 per month.

Agent's Note

LEASE DETAILS

START DATE- 10/05/2002

999 years

Service charge £333 per month includes buildings insurance

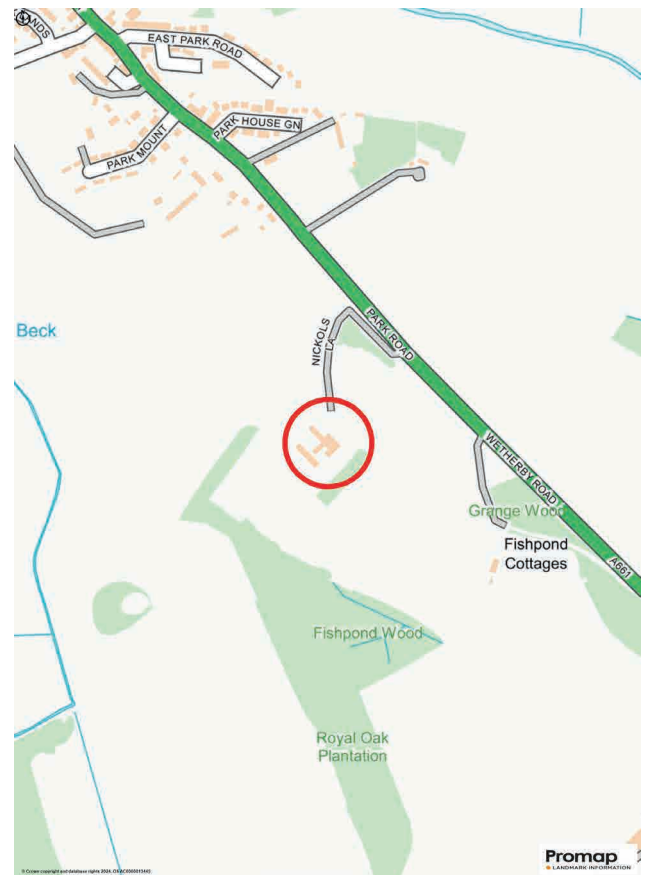
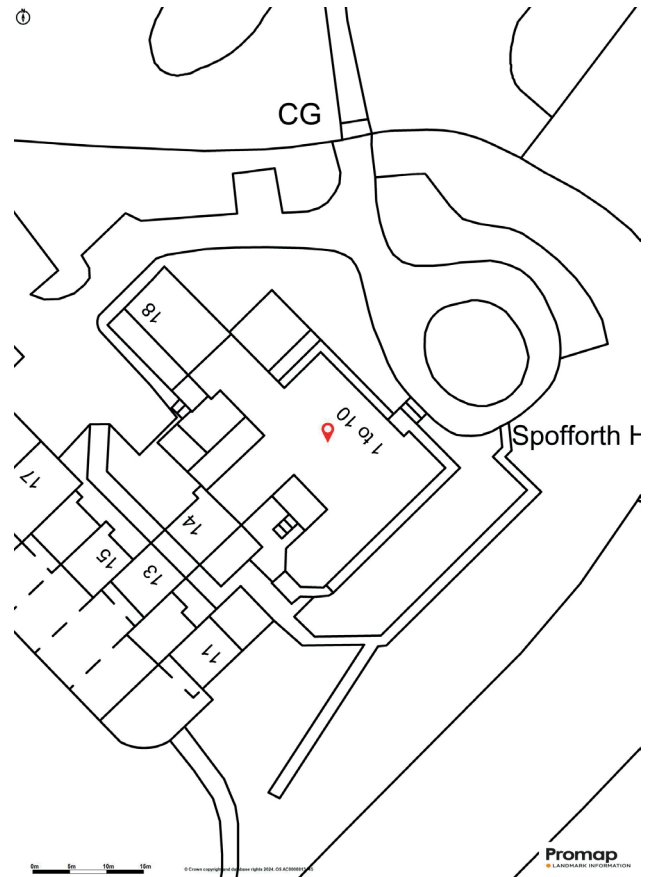
Ground rent paid annually: £100

Ground rent review period - every 25 years.

Services

All mains services connected.

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs.			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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