



7 INGMANTHORPE HALL
Ingmanthorpe, Near Wetherby

Carter Jonas

7 INGMANTHORPE HALL, MONTAGU LANE, RACECOURSE APPROACH, INGMANTHORPE, LS22 5EH

Harrogate - 11 miles

York - 13 miles

Leeds - 15 miles

The property is part of the highly desirable Ingmanthorpe Hall Estate yet despite its semi rural setting is within 1½ miles of the thriving market town of Wetherby providing a host of shopping facilities, schools and sporting facilities. Wetherby is also bypassed by the A1M providing excellent motorway links to principal Yorkshire centres and Cattan railway stations within 10 minutes' drive provides rail links to Leeds, Harrogate and York and Kings Cross within two hours.

This light and spacious apartment underwent a programme of modernisation some 7 years ago including a new kitchen, cloakroom and bathroom. Now available with immediate vacant possession it also offers a great opportunity for a buy to let investor, generating an excellent rental yield.

The main building is initially approached under a stone pillared portico and a most impressive communal reception hallway with video security entry system. A lovely wide staircase leads to the first floor where there is an inner landing leading to the apartment. A private hall first leads to a guest cloakroom and WC and provides access down to the spacious living room with fireplace and views over the central courtyard to the rear of the hall. The kitchen has a good range of modern wall and base units together with integrated appliances and a breakfast bar. The principal double bedroom has a wide fitted walk in dressing area which in turn leads through to a modern refitted en suite shower room with full width cubicle.

Outside, electric gates open into a shared courtyard where there are two private allocated parking spaces.

A SPACIOUS 1 BEDROOM FIRST FLOOR APARTMENT FORMING PART OF A STUNNING GRADE II LISTED REGENCY MANSION IN A SEMI RURAL LOCATION YET WITHIN 1½ MILES OF THE MARKET TOWN OF WETHERBY.



ADDITIONAL INFORMATION

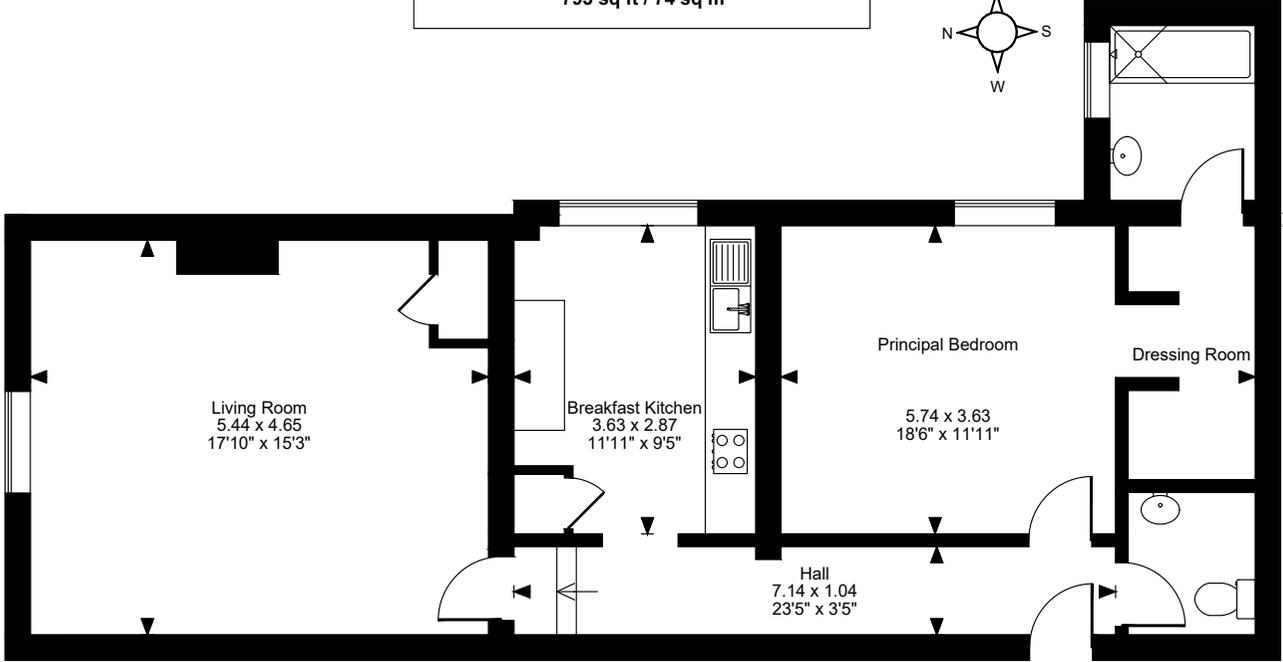
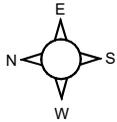
Tenure: Leasehold held on a 999 year lease with a peppercorn rent. The current service charge is £4,000 per annum. There is a transferable share in the freehold of the estate including the hall, woods and grounds.

Services: Gas fired central heating and use of communal grounds.

Directions - LS22 5EH: Leaving Wetherby town centre on the B1224 alongside the Wetherby Racecourse, at the roundabout turn left and after approximately ¼ of a mile turn right into the grounds of Ingmanthorpe Hall. Continue down the private driveway and across in front of the Hall itself where there is ample guest parking. Facing the hall, Apartment 7 is on the right hand corner.



7 Ingmanthorpe Hall, York Road, Wetherby
Approximate Gross Internal Area
793 sq ft / 74 sq m



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	70	
(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	

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