



- Original Yorkshire building
- Character features
- GROUND FLOOR
- TWO bedrooms (one en-suite)
- Separate lounge & kitchen diner
- TWO allocated parking spaces
- Use of communal grounds
- Fantastic location

Accessed via a communal hallway, this apartment opens up into a central vestibule and gives way to the spacious accommodation this apartment has to offer. It is comprised of two bedrooms (one with en-suite shower room), a bathroom, a generous lounge and separate kitchen-diner.

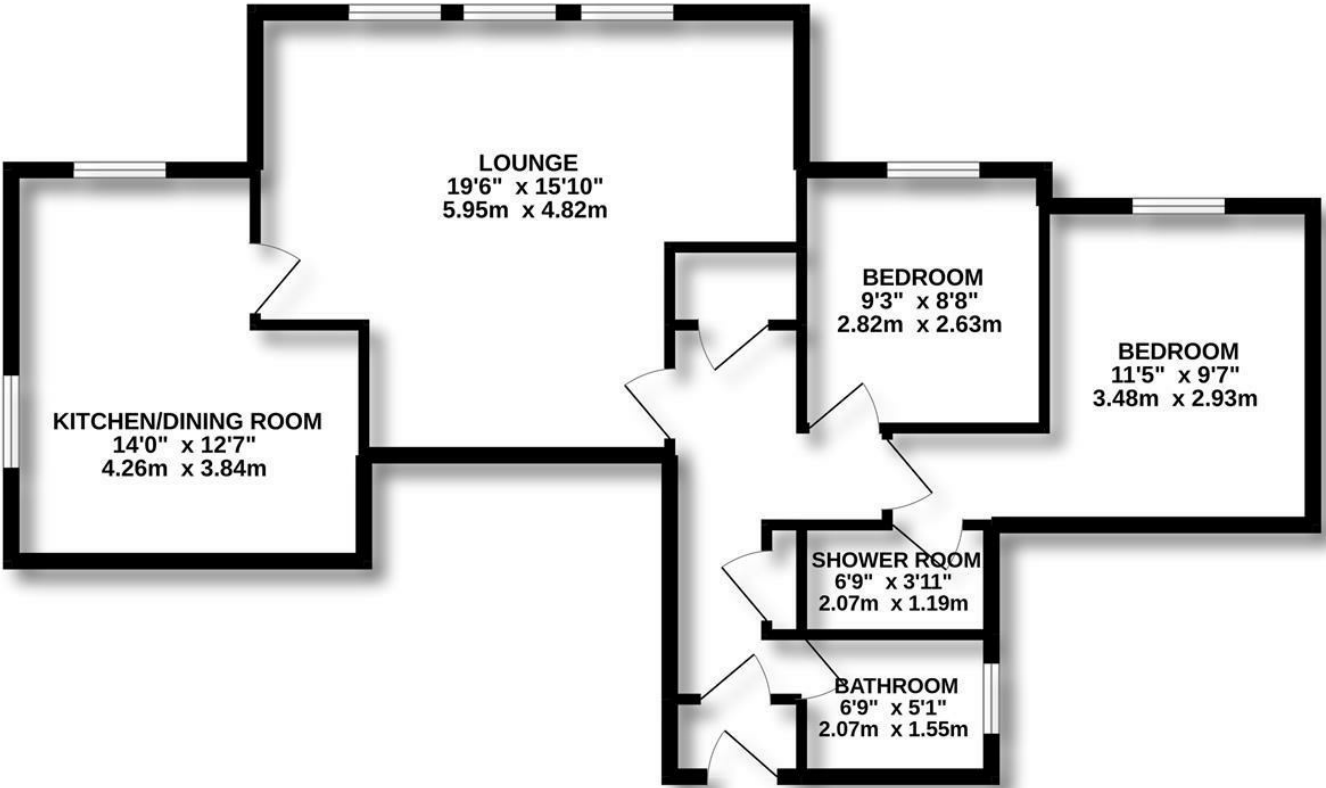
The living space is fantastic - three huge windows, a high ceiling and light décor give a real feeling of character! The kitchen-diner is a great size with plenty of workspace to create your culinary masterpieces, all the integrated appliances you could wish for and the storage space to back it up! This is a really convivial space; great for entertaining family and friends - the hub of this fantastically comfortable apartment!

The master bedroom is a great sized double, decorated in neutral contemporary tones and benefitting from an en-suite shower room. A second double bedroom is similarly finished, and both have those fantastic windows and ceilings. The main bathroom includes a bath with shower over and requires no additional work.

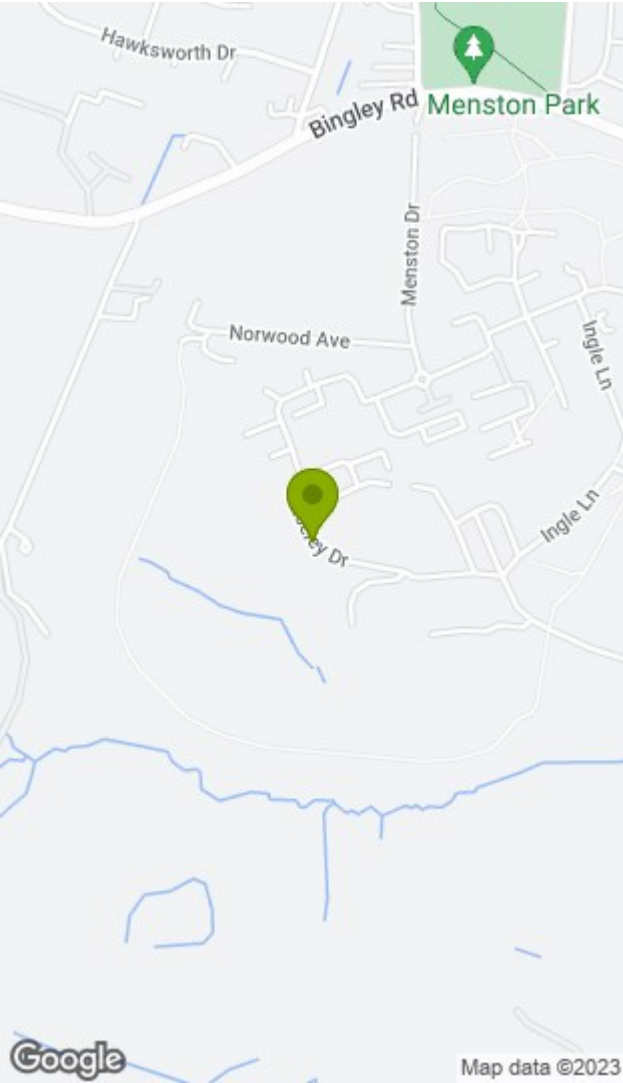
To the exterior of the property, there are TWO allocated parking spaces, and use of the estate grounds which include tennis courts and open green space. Not to mention the endless bridle paths and stunning walks which surround it - the countryside is on your doorstep!



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	69
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

