



## FLAT 7 INGMANTHORPE HALL WETHERBY, LS22 5EH

**£269,995  
LEASEHOLD**

A fantastic investment opportunity! This first floor, 1 bedroomed apartment is finished to a extremely high standard! Modern throughout but still retains all the character of the original Ingmanthorpe Hall. The property is chain free and has had tenants in situ generating a fantastic rental yield! Desirable due to it's beautiful countryside surroundings but with great commuter links to the A1 and beyond.

**MONROE**

SELLERS OF THE FINEST HOMES

## FLAT 7 INGMANTHORPE HALL

- Well Presented First Floor
- One Bedroom
- Modern Throughout
- Communal Entrance
- Kitchen With Breakfast Bar
- Walk In Shower
- Communal Gardens
- Parking
- Excellent Amenities
- Fantastic Travel Links



Monroe is thrilled to present the stunning Flat 7 Ingmanthorpe Hall, a high-specification development with impeccable interiors and breathtaking views. This incredible one-bedroom first-floor flat boasts Sqft of living space.

As you step into the expansive communal hall, you'll find the flat conveniently situated on the first floor.

The apartment is roomy and bright, featuring a living room with a beautiful fireplace and stunning views. The kitchen is modern, equipped with appliances and a breakfast bar. The bedroom is spacious and includes a walk-in wardrobe. The bathroom is contemporary and has a walk-in shower.

Externally, you'll find stunning communal landscaped gardens, parking, and breathtaking views.

Don't miss this fantastic opportunity to see a ready-to-move into a great area.

### ENVIRONS

Ingmanthorpe is a stunning village located on the outskirts of the thriving market town of Wetherby, and in close proximity to the vibrant village of Boston Spa. This property is situated in an exclusive development and boasts breathtaking countryside views, while also offering excellent connectivity to York, Leeds, and

Harrogate, as well as easy access to the motorway.

### REASONS TO BUY

- Beautifully Presented Throughout
- Superb Amenities Close By
- One Bedroom
- Beautifully landscaped gardens & views

### SERVICES

We are advised that the property has mains water, electricity, and gas.

### LOCAL AUTHORITY

North Yorkshire Council

### TENURE

Lease - 999 Years

Ground Rent - £100 Per Annum

Service Charge - £341 Monthly

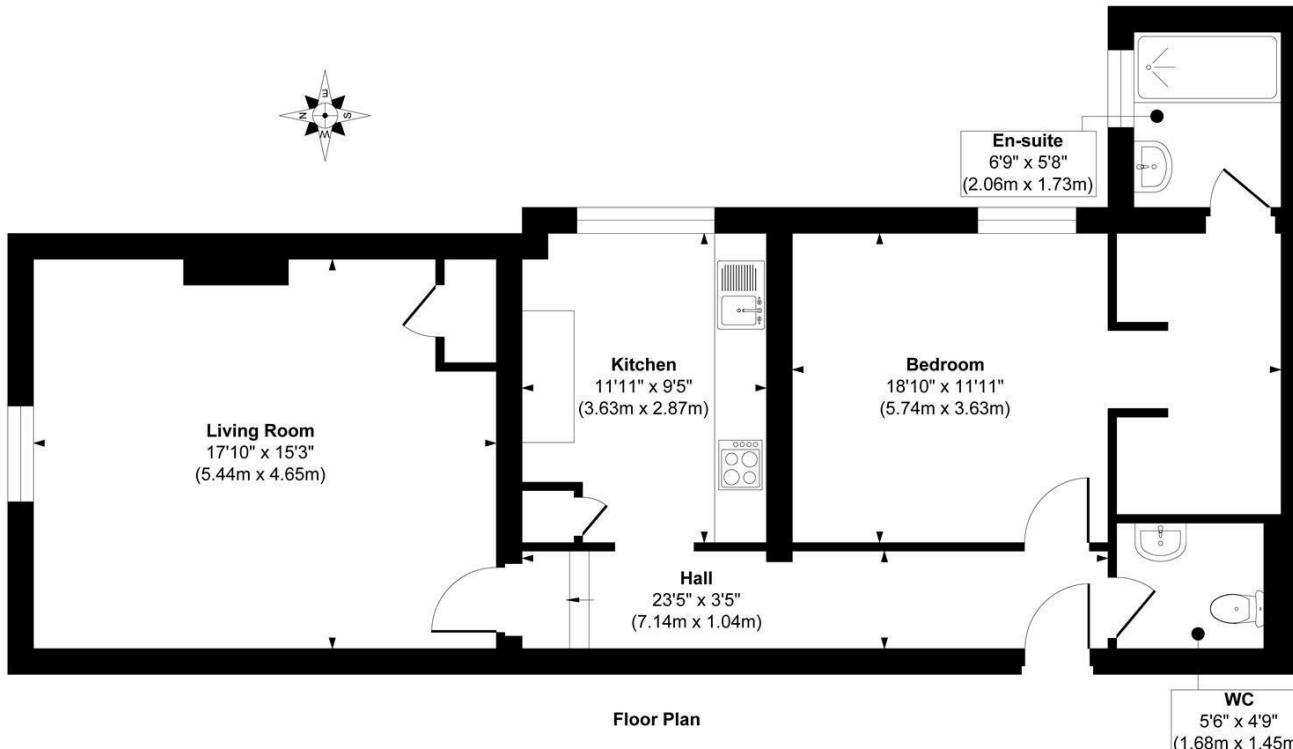
We are advised that the property is leasehold, and that vacant possession will be granted upon legal completion.

### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## FLAT 7 INGMANTHORPE HALL

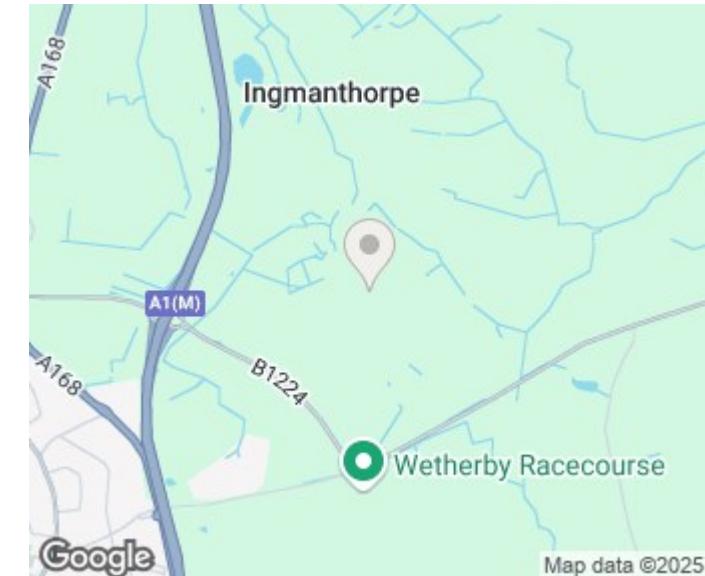




**Approx. Gross Internal Floor Area 793 sq. ft / 73.67 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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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			
England & Wales		70	81
EU Directive 2002/91/EC			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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