

TENURE

Leasehold. The remainder of a 125 year lease from January 2005. Service charge £1150 per annum. Ground rent £ (TBC)

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

MORTGAGES

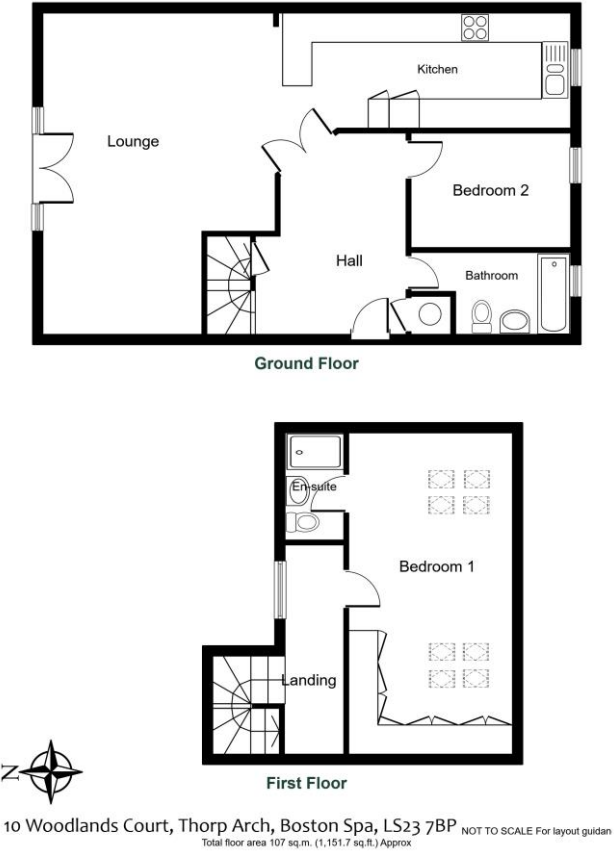
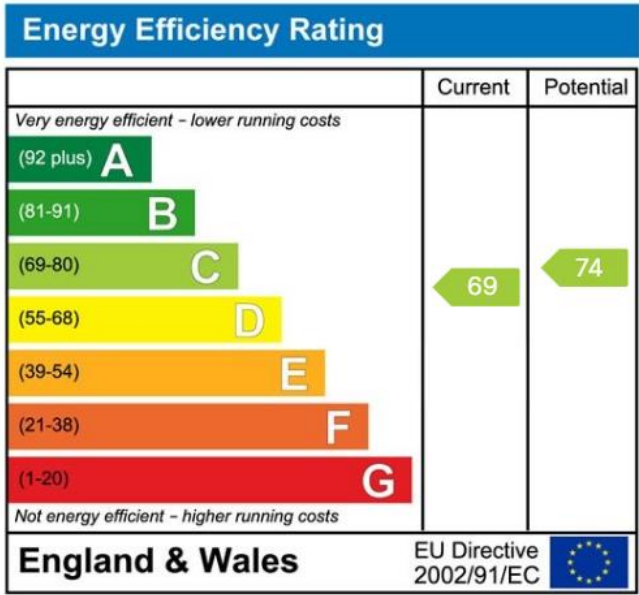
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request.

Details prepared July 2025



Thorp Arch ~ 10 Woodland Court, LS23 7BP

This beautifully presented and most unique duplex apartment is offered to the open market with the benefit of no onward chain, boasting an abundance of light and space as well as far reaching views over adjoining countryside.

- Two bedroom duplex apartment
- Light and spacious open plan living accommodation
- Stunning living room with high partially vaulted ceilings
- Modern kitchen with integrated appliances
- Bedroom two/dressing room
- Ground level bathroom
- Impressive principal bedroom with en-suite to first floor

**£295,000** PRICE REGION FOR THE LEASEHOLD



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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**THORP ARCH**

Thorp Arch is a very attractive village situated on the north bank of the River Wharfe adjacent to the village of Boston Spa. Only some 4 miles from the Market Town of Wetherby and easy car commuting distance of Leeds,York and Harrogate with the A1/M1 link road nearby.

**DIRECTIONS**

From the centre of Wetherby proceed easterly along Walton Road in the direction of Thorp Arch. Continue along this road when it becomes Wetherby Road and on entering Thorp Arch turn right on to Walton Road. From here take a right turning on to Woodland Drive where Woodland Court can be found as the second turning off to the right hand side.

**THE PROPERTY**

Modernised and re-configured by the current owner, this truly unique and beautifully presented mezzanine apartment is available with the benefit of no onward chain and an early viewing is advised to avoid disappointment.

The accommodation which benefits from double glazed windows and doors, electric night storage heating, in further detail giving approximate room dimensions comprises :-

**GROUND FLOOR**

**COMMUNAL ENTRANCE**

With staircase to first floor.

**PRIVATE HALLWAY**

A spacious entrance hallway with turned staircase to floor above, wall mounted telephone intercom, electric radiator, airing cupboard, useful understairs storage.

**HOUSE BATHROOM**



A modern white suite comprising low flush w.c., pedestal wash basin, panelled bath, attractive wall tiles and wood effect floor covering, chrome electric heated towel rail, extractor fan, double glazed window to front elevation, double shaver socket.

**IMPRESSIVE LIVING ROOM**

6.6m x 5m (21'7" x 16'4")  
A wonderfully light and spacious room with high partially vaulted ceilings. Juliette balcony with the most generous shaped window above revealing delightful outlook over adjoining countryside and views towards the village of Walton. Wood effect luxury vinyl tile floor covering, T.V. aerial, a selection of modern wall light, LED ceiling spotlights and Chandelier light fittings, television aerial, a pair of electric radiators. Opening through flows into :-



**BREAKFAST KITCHEN**

5.7m x 2.4m (18'8" x 7'10")



A generous kitchen space with a comprehensive range of fitted wall and base units, cupboards and drawers, laminate worktops with attractive tiled splashbacks, window to front elevation with inset sink unit beneath. Integrated appliances include cooker with separate grill above, four ring ceramic hob with extractor

hood, 70/30 split fridge freezer, Hotpoint automatic washing machine, SMEG dishwasher, LED ceiling spotlights.



**BEDROOM TWO/ DRESSING ROOM**

3.3m x 2.4m (10'9" x 7'10")

Currently used as a dressing room but offers flexibility to be a further bedroom or study with double glazed window to front elevation, LED ceiling spotlights, telephone point.



**FIRST FLOOR**

**LANDING AREA**

With electric radiator and internal window revealing far reaching views over countryside towards the village of Walton.

**PRINCIPAL BEDROOM**

6m x 3.4m (19'8" x 11'1")



A truly stunning principal bedroom with a wealth of fitted quality bedroom furniture comprising wardrobes with ample hanging space, matching bedside tables and drawers beneath, partially vaulted ceiling with eight Velux windows allowing an abundance of light to floor this generous bedroom, T.V aerial and telephone point, internal door leading to :-

**EN-SUITE SHOWER**

A modern white suite comprising low flush w.c., pedestal wash basin, walk-in shower cubicle with mosaic effect tiled walls, double shaver socket, chrome electric heated towel rail, LED ceiling spotlights, extractor fan.



**TO THE OUTSIDE**

The property enjoys use of well maintained communal areas, allocated parking space as well as visitor parking available.

**COUNCIL TAX**

Band D (from internet enquiry).