Old London Road, Stutton, LS24 9NG

- TWO BEDROOM APARTMENT
- RURAL LOCATION
- DOUBLE GARAGE
- TWO BATHROOMS
- SOUTH FACING ROOF TERRACE
- EPC RATING - C

HUNTERS®
HERE TO GET *you* THERE

Asking Price £249,950

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DESCRIPTION

*** Unexpectedly re-offered back to the market ***
Hunters Wetherby are proud to market this beautifully presented two bedroom apartment which is one of five properties that were redeveloped from the original Cocksford Golf Club in 2004. Three of the properties are approached from the private courtyard which provides visitor parking, Woodstore and access to the garages.

This unique property is entered through a small lobby shared with the adjacent property and is a fantastic proposition within this exclusive development. The entrance hall benefits from two large storage cupboards, one of which is used for the washer and tumble dryer.

This carefully designed apartment has been well thought out in terms of space and accommodation so that all the apartment is fully maximised to its full potential.

The open plan living space has been zoned into a relaxing living space with two large fixed roof lights and additional windows which allow lots of natural light to flood the room. A wood burning stove finishes the living space and creates a wonderful ambience to the room.

A dining space has been created between the living area and kitchen and is the perfect place for entertaining or relaxing with friends and family. The kitchen has a nice range of wall and base units with tiled splash back, granite worksurfaces , breakfast bar and integral appliances which include dishwasher, double oven, fridge freezer and induction hob. This is the perfect place for creating culinary master pieces whilst chatting with friends or loved ones.

Following through the property are two well proportioned bedrooms which both benefit from fitted wardrobes. The master bedroom is particularly impressive with the en-suite shower room which has recently been replaced with a large walk in shower cubicle, low level w/c, wash hand basin, heated towel rail and fully tiled walls.

The house bathroom comprises of fully tiled walls, shower over bath, low level w/c and wash hand basin.

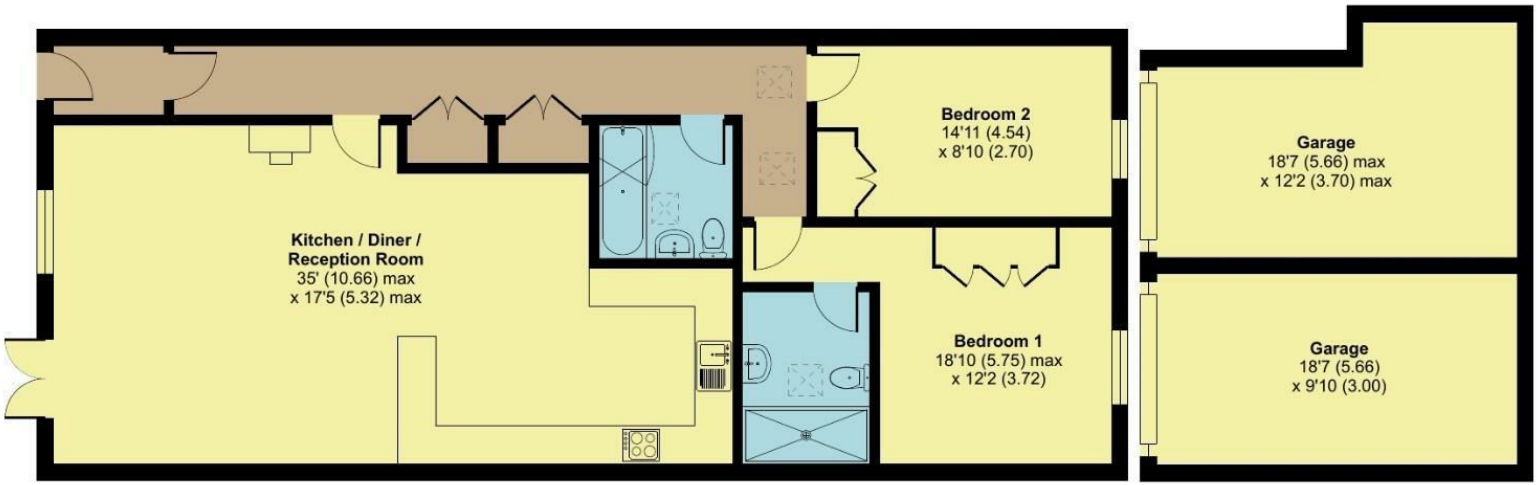
Externally, the property has a gorgeous sun terrace above the double garage. The terrace has lovely flower boarders, an Astroturf area and patioed space, perfect for summer evenings with friends and family.

***** UNDER SECTION 21 OF THE EASTATE AGENCE ACT WE ARE REQUIRED TO ADVISE ALL INTERESTED PARTIES THAT THE OWNER OF THIS PROPERTY WORKS WITHIN THE ESTATE AGENCY INDUSTRY*****

AGENTS NOTE: Drainage is to a septic tank shared by the twelve residents of Cocksford which was replaced in 2023. Water is from a private water supply. There is a monthly charge of £40 to maintain these two items. 4. The service charge is £108.00 per month and there is no ground rent.

Vale View, Stutton, Tadcaster, LS24

Approximate Area = 1172 sq ft / 108.8 sq m
Garage = 384 sq ft / 35.6 sq m
Total = 1556 sq ft / 144.4 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 108.8 SQ M
(1172 SQ FT)z

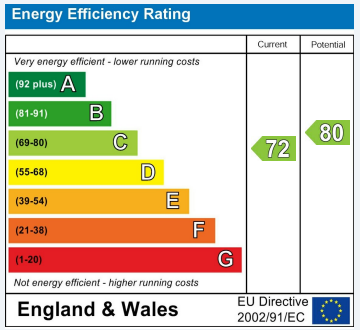
GARAGE 1 / 2
APPROX FLOOR
AREA 35.6 SQ M
(384 SQ FT)

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hunters Property Group. REF: 1281068

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com https://www.hunters.com

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