



Flat A, The Coach House, Sicklinghall Road, Wetherby, LS22 4AF

This spacious four bedroom "mews" style home (1936 sqft), which has been cleverly converted from handsome period buildings, enjoys a quiet yet convenient rural setting midway between Wetherby and Sicklinghall with its privately owned patio, communal gardens and a double garage.

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Flat A, The Coach House, Sicklinghall Road, Wetherby, West Yorkshire,

Guide Price: £550,000

- Cleverly converted 'mews' style home
- Well-presented accommodation throughout
- Convenient rural setting
- Two reception rooms plus conservatory
- Four bedrooms
- Two bath / shower rooms
- Communal gardens overlooking countryside beyond
- Ample resident's parking and integral garage



General remarks

Forming part of the "Linton Springs" community of high quality individual homes in a quiet yet convenient rural setting, Flat A The Coach House provides a flexible and spacious arrangement of accommodation over two floors with tasteful decor, eco conscious heating via biomass boiler and double glazing.

The property is perfect for the buyer who places an emphasis on privacy and living space rather than garden space and is an ideal 'lock up and go' or home base for the busy professional.

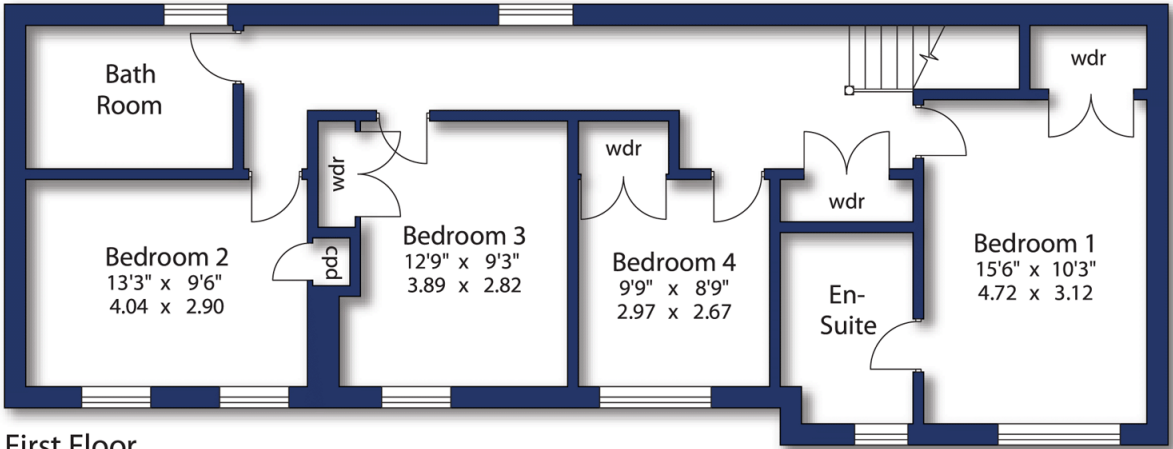
An entrance vestibule leads directly into a welcoming dining hall with a guest cloakroom and twin doors which open into a spacious sitting room and beyond into a southerly-facing conservatory. The kitchen boasts a high quality range of granite work surfaces with twin inset sink units, bespoke Shaker style cabinets and high quality appliances including a Fisher and Paykel double oven. There is also a walk-in pantry and a large utility room with Belfast sink, which then connects with the double garage.

On the first floor the principle double bedroom has built in wardrobes and its own en-suite facility and each of the three other double family / guest bedrooms benefits from wardrobes or storage cupboards, and are served by a stylish house bathroom.

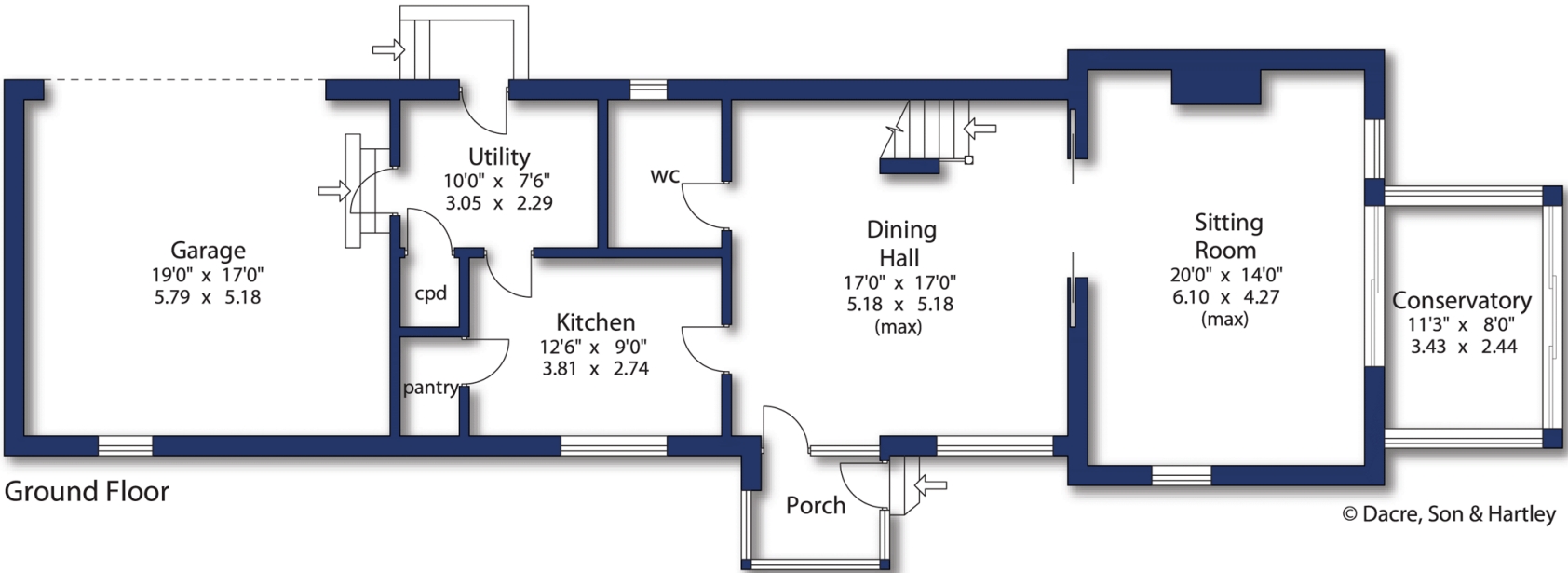
Ample resident's and visitor car parking is provided within the courtyard and an integral double garage. A stone flagged southerly-facing patio is an ideal place for al fresco dining, overlooking communally maintained predominantly lawned gardens with ornamental borders and countryside beyond.

These high-quality homes are situated amidst open countryside some 1.5 miles to the west of Wetherby and within easy striking distance of both Linton and Sicklinghall villages. It is an ideal setting for the busy commuter seeking ease of access to Leeds and York as well as Harrogate to the north.

Floorplans



First Floor



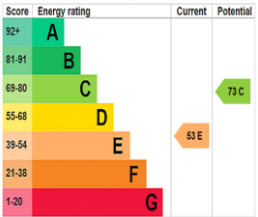
Ground Floor

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Contact us



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Directions

Proceed out of Wetherby on Linton Road which in turn becomes Sicklinghall Road for approx 1.5 miles. After passing Linton Springs turn left through the stone gate posts on to the private road to The Coach House.

What3Words vies.professed.haggis

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band F

Tenure, Services & Parking

- Leasehold – 999 years from 17.06.1983. We have been advised the service charge is £135 per month
- Mains electricity and drainage are installed. Heating is via a Biomass boiler installed October 2025. Water supply via a bore hole.
- Communal parking areas and integral garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: WET260079