sales.wetherby@linleyandsimpson.co.uk | 01937 586060 | www.linleyandsimpson.co.uk

LINLEY & SIMPSON







MILLGARTH COURT, SCHOOL LANE, COLLINGHAM, WETHERBY, LS22 5JZ

£210,000

2 BEDROOM FIRST FLOOR APARTMENT/FLAT
EPC Rating: C

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This stunning first-floor apartment boasts two spacious double bedrooms, making it an ideal home for downsizers or professional couples. The property features a neutral decor throughout with upgraded bathroom and ensuite shower room.

The fully-fitted kitchen has ample base and wall units with complementing worksurfaces. Electric oven and hob. Other appliances include integrated dishwasher. Plumbing for washing machine and space for fridge/freezer. Separate spacious living dining room.

Two double bedrooms, the main bedroom benefitting with fitted wardrobes and modern ensuite shower room.

Residents will also benefit from allocated parking space and visitor parking.

Located in a sought-after area, this property offers easy access to local amenities, transport links, and green spaces. Don't miss out on the opportunity to make this beautiful apartment your new home. Early viewing highly recommended.

MATERIAL INFORMATION

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TENURE Leasehold

COUNCIL TAX BAND D with Leeds City Council

SERVICES
The property has mains gas, electricity, water and drainage/sewerage, which were connected and working at the time of our inspection.

BROADBAND/MOBILE SIGNAL & COVERAGE BROADBAND is available in this area / MOBILE SIGNAL & COVERAGE is available in this area. Mobile and Broadband checker - Ofcom

LEASEHOLD DETAILS

We understand the property is Leasehold. The lease is 999 years starting from 1st October 1984.

We understand their is a reserve fund of £159.08
and the service charge to be £1408 per annum.
Any further details please ask branch for more information.

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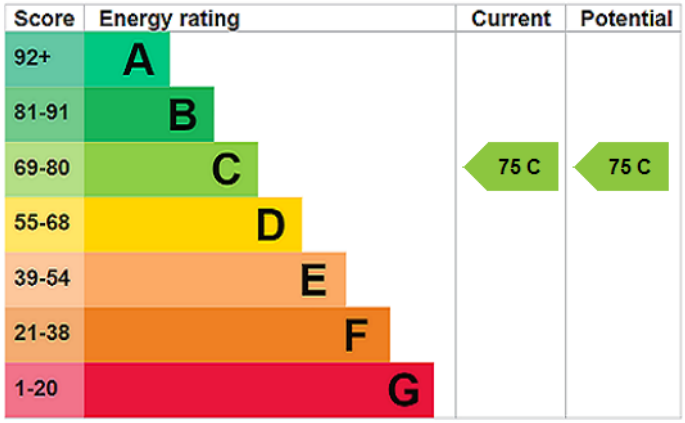






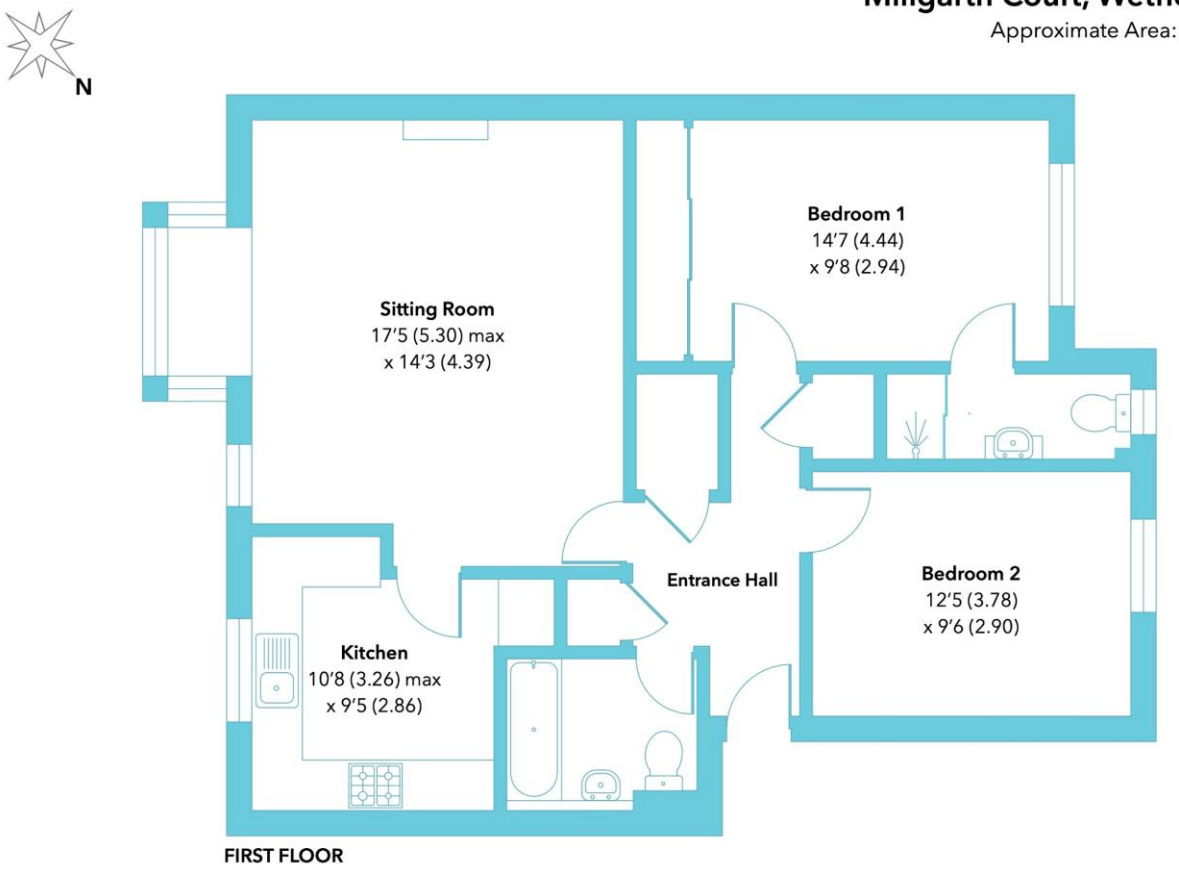






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Approximate Area: 809 sq ft / 75.2 sq m



FIRST FLOOR

For illustrative purposes only. Not to scale. © Intelligent Property Marketing 2025
Pursuant to RICS Property Measurement 2nd Edition
Produced for Linley & Simpson

AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.