

space for outdoor entertaining and relaxation enjoying south and westerly aspect, deep and well-stocked raised flower beds house a range of neatly maintained bushes and shrubs with hedgerow to the perimeter.

**COUNCIL TAX**

Band E (from internet enquiry).

**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.

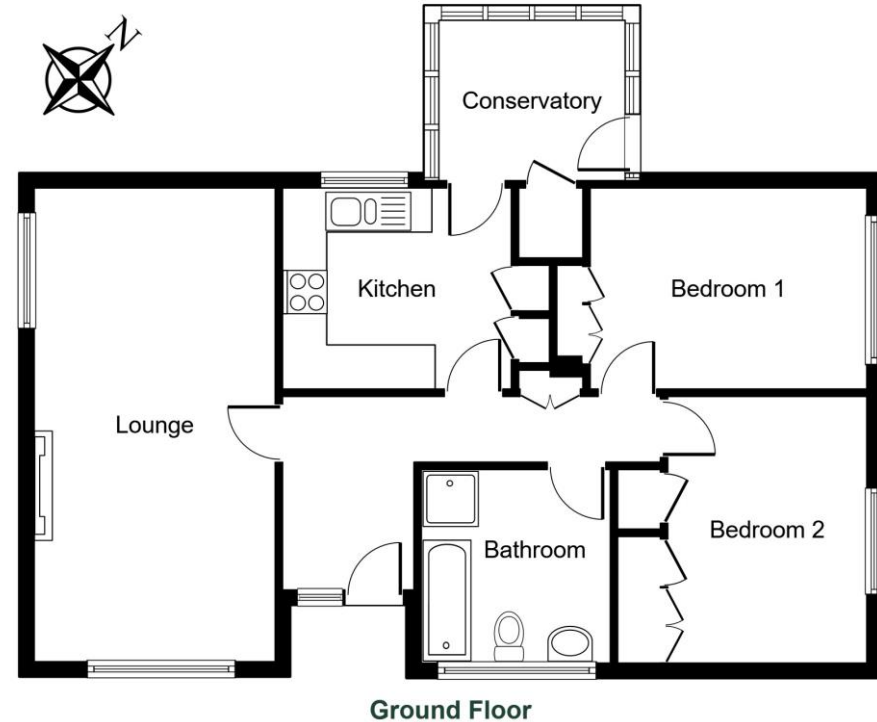
**VIEWING**

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

Details prepared January 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total floor area 77.1 sq.m. (830 sq.ft.) Approx



NOT TO SCALE For layout guidance only

**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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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**Boston Spa ~ 5 Lee Orchards, LS23 6BJ**

A rare opportunity to purchase an individual two bedroom detached bungalow occupying an extremely sought after cul-de-sac location conveniently positioned just off the High Street within close proximity to Boston Spa's excellent village amenities. Available with the benefit of no upward chain.

- Through living/dining room
- Kitchen and conservatory to rear
- Two double bedrooms with fitted wardrobes
- Generous sized house bathroom
- Off-road parking and detached garage
- Gardens to front, side and rear with "sun-trap" flagged patio area
- Excellent location in the heart of Boston Spa village

**£450,000** PRICE REGION FOR THE FREEHOLD



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## BOSTON SPA

Boston Spa is a predominantly stone built village with many Georgian properties, situated some 1 1/2 miles east of the A1 on the southern bank of the River Wharfe.

The village has its own good selection of shops, schools and facilities with a further range of amenities including indoor swimming pool and golf course in the market town of Wetherby some 3 miles away. Commuting links are good being almost equidistant to Leeds, York and Harrogate.

## DIRECTIONS

Entering Boston Spa from the direction of the A168 proceed along the village High Street passing the car garage on the left hand side. Turn left into Lee Orchards and the property is identified on the left hand side identified with a Renton & Parr for sale board.



## THE PROPERTY

A rare opportunity to purchase an individual detached bungalow with generous loft space and private established gardens in a highly sought after village location. Now providing scope and opportunity for modernisation, the property benefiting from gas fired central heating and double glazed windows throughout in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

### ENTRANCE HALLWAY

Entering through double glazed UPVC front door into entrance hallway with radiator to side, useful cloaks storage cupboard, loft access hatch, decorative picture rail and central light fitting.

### LIVING ROOM

6.42m x 3.29m (21'0" x 10'9")

A through living/dining room with double glazed windows to front and side, radiators beneath. Feature fireplace with marble hearth and surround with timber mantle piece,

"living flame" gas fire inset, two central light fittings and decorative ceiling cornice.



### KITCHEN

3.02m x 2.72m (9'10" x 8'11")

Traditional fitted kitchen comprising range of wall and base units, cupboards and drawers, work surfaces with tiled splash back and window sill reveal. Space for electric oven with four ring gas hob and extractor hood above, space for undercounter fridge and freezer, space and plumbing for automatic washing machine, one and a half bowl stainless steel sink unit with drainer and mixer tap above. Pantry and larder cupboard, double glazed window overlooking rear garden, radiator to side, halogen strip lighting and vinyl floor covering. Doorway leading to :-



### CONSERVATORY

2.53m x 2.19m (8'3" x 7'2")

With double glazed UPVC windows to three sides and UPVC roof, double glazed personnel door, large boiler cupboard housing Vaillant wall mounted gas fired central heating boiler with storage space around, radiator to side, Herringbone tiled floor covering and wall light fitting.



### BEDROOM ONE

3.78m x 2.71m (12'4" x 8'10")

to front of fitted wardrobe With double glazed window, radiator beneath, fitted wardrobe to one wall and pendant light fitting.



### BEDROOM TWO

3.54m x 2.71m (11'7" x 8'10")

Double glazed window to side, radiator beneath, fitted wardrobes to one wall and pendant light fitting.



## BATHROOM

2.58m x 2.57m (8'5" x 8'5")

Generous sized house bathroom fitted with a four piece suite comprising low flush w.c., pedestal wash basin, panelled bath and step-in corner shower cubicle with tiled walls, double glazed window to front, double radiator, chrome heated towel rail, shaver socket and central light fitting.



## TO THE OUTSIDE

Driveway provides off-road parking for two vehicles and access to :-

## DETACHED GARAGE

4.58m x 2.79m (15'0" x 9'1")

With manual up and over door, light and power laid on and window to rear.

## GARDENS



Decorative front garden set largely to lawn with a prolific apple tree, bordered with shaped flower beds housing a range of neatly maintained low level bushes and shrubs, handgate leads to rear garden. Low maintenance rear and side gardens with large flagged patio area providing ideal