

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.

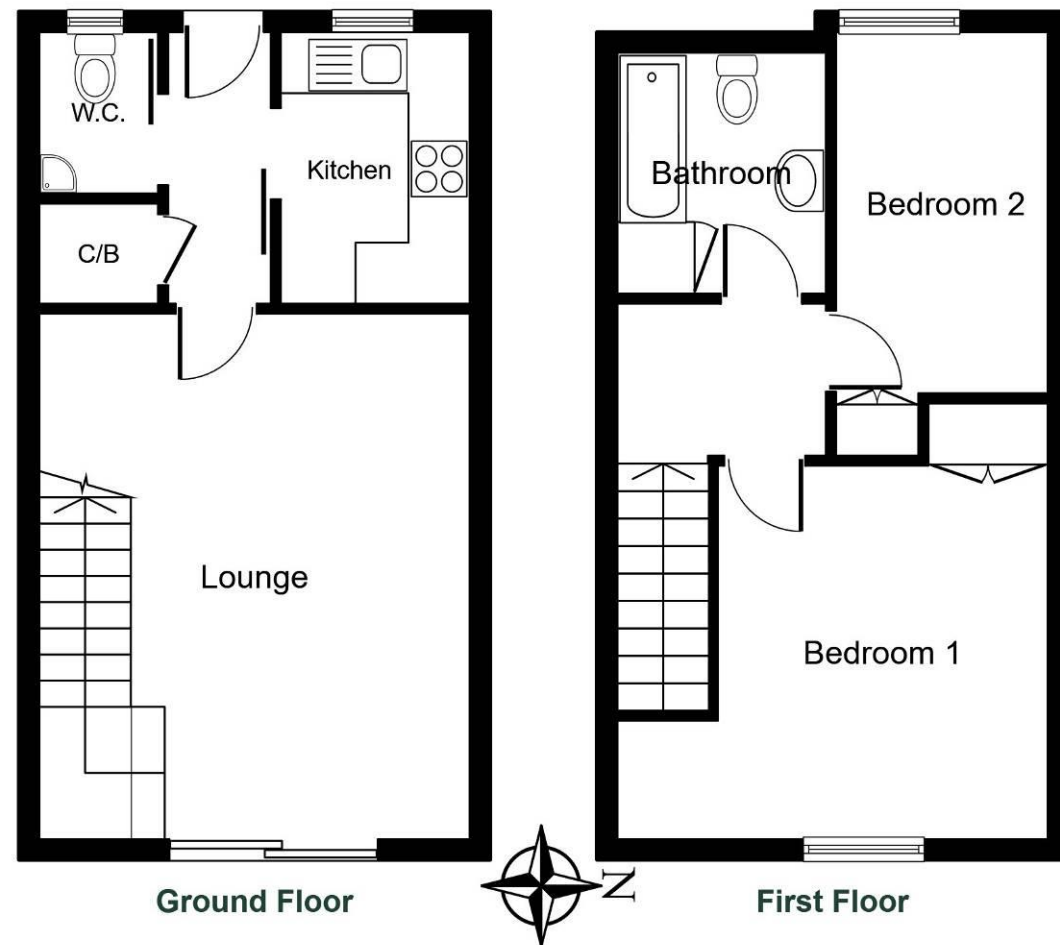
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared March 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total floor area 65.1 sq.m. (701 sq.ft.) Approx



20 Hall Mews, Clifford Road, Boston Spa, LS23 6DT NOT TO SCALE For layout guidance only



Boston Spa ~ 20 Hall Mews, Clifford Road, Boston Spa, LS23 6DT

A spacious two bedroom end town house providing scope for modernisation to individual taste. Forming part of a popular complex reserved for those aged 55 years and over, pleasantly located in a courtyard setting close to the centre of the Boston Spa and all its excellent amenities. No upward chain.

- Lounge, kitchen and downstairs cloakroom & w.c.,
- Two first floor bedrooms with fitted wardrobes
- Bathroom
- Gas fired central heating and double glazed windows
- Resident and visitor parking
- Communal gardens, well maintained

£169,950 PRICE REGION FOR THE LEASEHOLD

1 Recep **2 Beds** **1 Bath**

MISREPRESENTATION ACT

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

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Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

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 A1/A68 proceeding along High Street, turn right down Clifford Road opposite the village hall. Hall Mews is the second turning on the left.

THE PROPERTY

A two bedroom end town house in this quiet and popular complex reserved for the over 55 years of age. The property is now in need of modernisation and provides an ideal opportunity to upgrade to personal taste.

The accommodation in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

Radiator, storage cupboard.

CLOAKROOM

Low flush w.c., corner wash basin, radiator, double glazed window.

LIVING ROOM

5.18m x 4.14m (17'0" x 13'7")

Double glazed patio door to rear, two radiators, ceiling cornice, brick fireplace.



KITCHEN

2.62m x 1.78m (8'7" x 5'10")

Range of wall and base cupboards, worktops, tiled surrounds, stainless steel sink unit, oven, hob and hood, plumbed for automatic washing machine, Potterton gas fired central heating boiler, space for fridge freezer, double glazed window.



FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE

3.68m x 3.18m (12'1" x 10'5") plus recess

With fitted cupboard. Built in double wardrobe, double glazed window, radiator.



BEDROOM TWO

3.51m x 2.01m (11'6" x 6'7") plus recess

With fitted wardrobe, radiator, double glazed window to front.



BATHROOM

Part tiled with three piece coloured suite comprising panelled bath, pedestal wash basin, low flush w.c., airing cupboard with lagged copper cylinder, double glazed window, radiator.



TO THE OUTSIDE

Stone flagged patio to rear with pleasant outlook over communal lawn and gardens. Parking to front.



TENURE

The property is available only to interested parties 55 years or over. We understand a new 125 year lease will be granted to a new purchaser. Service charge and monthly fees payable to 'Places for People'. Monthly charge of approximately £ (tbc) the cost covers salary to the Site Manager, communal gardening, repairs and maintenance to the outside of the property, exterior decoration, insurance of the building, lighting the courtyard (dawn till dusk), and ground rent.

COUNCIL TAX

Band C (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

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We