

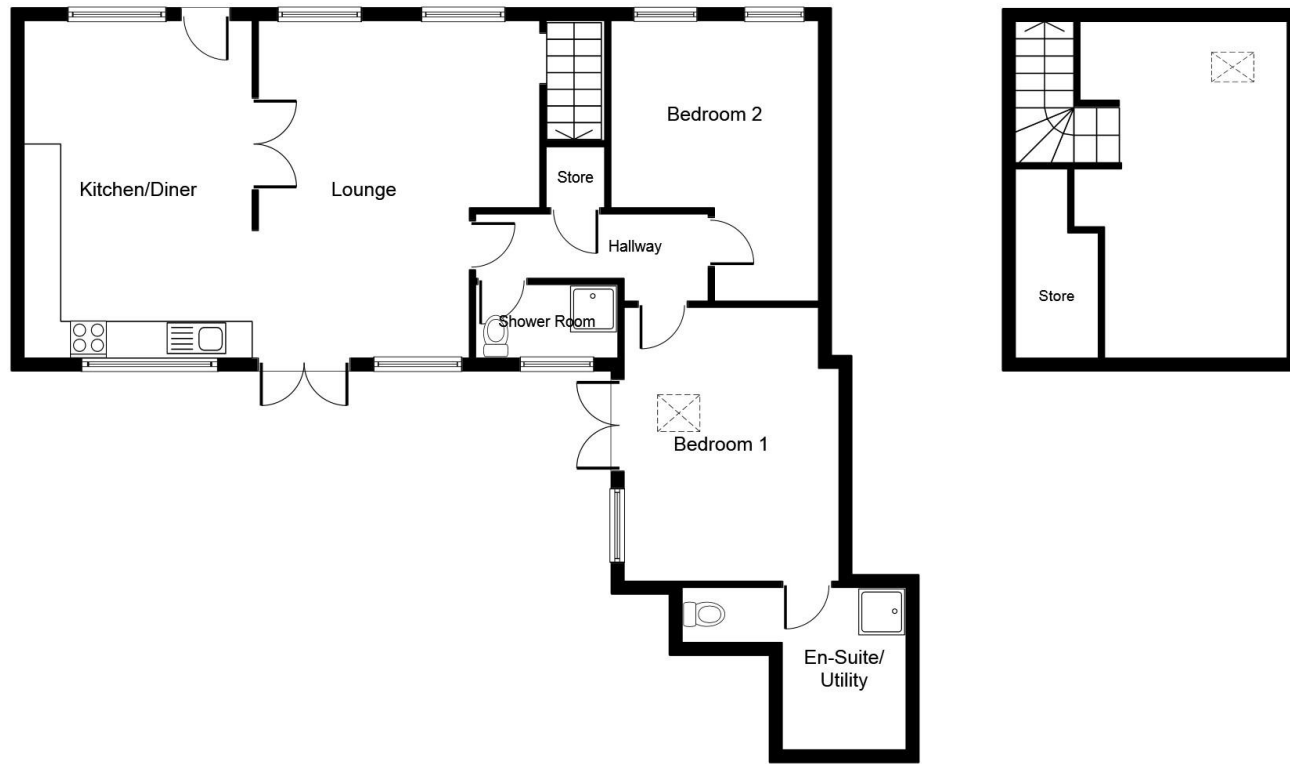
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

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

Details prepared March 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Loft Space

60 Church Street, Boston Spa, LS23 6DN

NOT TO SCALE For layout guidance only



Boston Spa ~ 60 Church Street, LS23 6DN

A truly unique stone built period cottage primarily on one level with useful converted loft space. Enjoying a quiet position within easy walking distance of the centre of the village and a wide range of excellent local amenities including a choice of schooling and beautiful countryside walks.

- Spacious and well presented ground floor accommodation
- Master bedroom with en-suite wet room capabilities
- Second bedroom and house shower room to ground floor
- Spacious living room and attractive double doors to open plan kitchen/diner
- Early viewing advised to avoid disappointment



1 Recep



2 Beds



2 Baths

£375,000 OFFERS OVER FOR THE FREEHOLD

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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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

Proceeding from Wetherby along the A168 southbound to the roundabout, following the signs for Boston Spa. Entering the village, along the High Street turn right opposite the church into Church Street and No. 60 is found on the right hand side shortly before Primrose Lane.

THE PROPERTY

An internal inspection is strongly advisable of this unique predominantly single storey cottage with two ground floor bedrooms and staircase to converted loft space providing study area with further potential, subject to planning. There is a delightful private stone flagged patio garden to the rear. With partial double glazing and gas central heating the accommodation in further detail comprises :-

DINING KITCHEN

18' x 12' 3" (5.49m x 3.73m)

Entrance door, windows to front and rear, modern fitted wall and base units including cupboards and drawers, solid oak work tops, built in double oven, sink set in wooden worktops with mixer taps, tiled splashback, five ring gas hob, integrated dishwasher, fridge and freezer, wall mounted gas fired central heating boiler, recessed ceiling lighting, ceramic tiled floor to kitchen area, remainder exposed floor boards extending through, feature reclaimed double doors into :-



LIVING ROOM

18' 1" x 15' 2" (5.51m x 4.62m) Narrowing to 10' 1" (3.07m). Sealed unit double glazed windows to front, stained glass window to rear, French doors to rear patio garden, recessed lighting, two traditional coiled radiators, T.V. point, staircase off to first floor.



INNER HALL

With glazed and pine door leading off the living room. Understairs storage cupboard.

BEDROOM ONE

16' 3" x 9' 3" (4.95m x 2.82m)

Wooden floor, recess ceiling lighting, velux double glazed window, UPVC double glazed French doors to rear patio garden, radiator.



EN-SUITE WET ROOM

8' 9" x 6' 0" (2.67m x 1.83m) plus recess

White suite comprising low flush w.c., pedestal wash basin, Triton shower, space and plumbing for automatic washing machine and tumble dryer, radiator, extractor fan.

BEDROOM TWO

13' 10" x 11' 1" (4.22m x 3.38m) Narrowing to 5' 7" (1.7m). An 'L' shaped room with two double glazed windows to front, radiator, recessed ceiling lighting, pine door.



BATHROOM

Part tiled walls with white suite comprising walk in shower cubicle with Mira shower, wash basin, low flush w.c., chrome heated towel rail, LED ceiling spotlights, window to rear, shaver socket.



FIRST FLOOR

Staircase from the living room leading to :-

CONVERTED LOFT SPACE

Presently used as a study area with access to an abundance of storage space. Velux window to front, exposed beams, further development potential, subject to necessary planning and regulation approval.



TO THE OUTSIDE

A delightful enclosed walled garden to rear affording a good degree of privacy with stone flagging, borders, outside tap, lighting, side passage to gate leading onto Church Street. On-street parking.



COUNCIL TAX

Band D (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.