

MORTGAGES

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

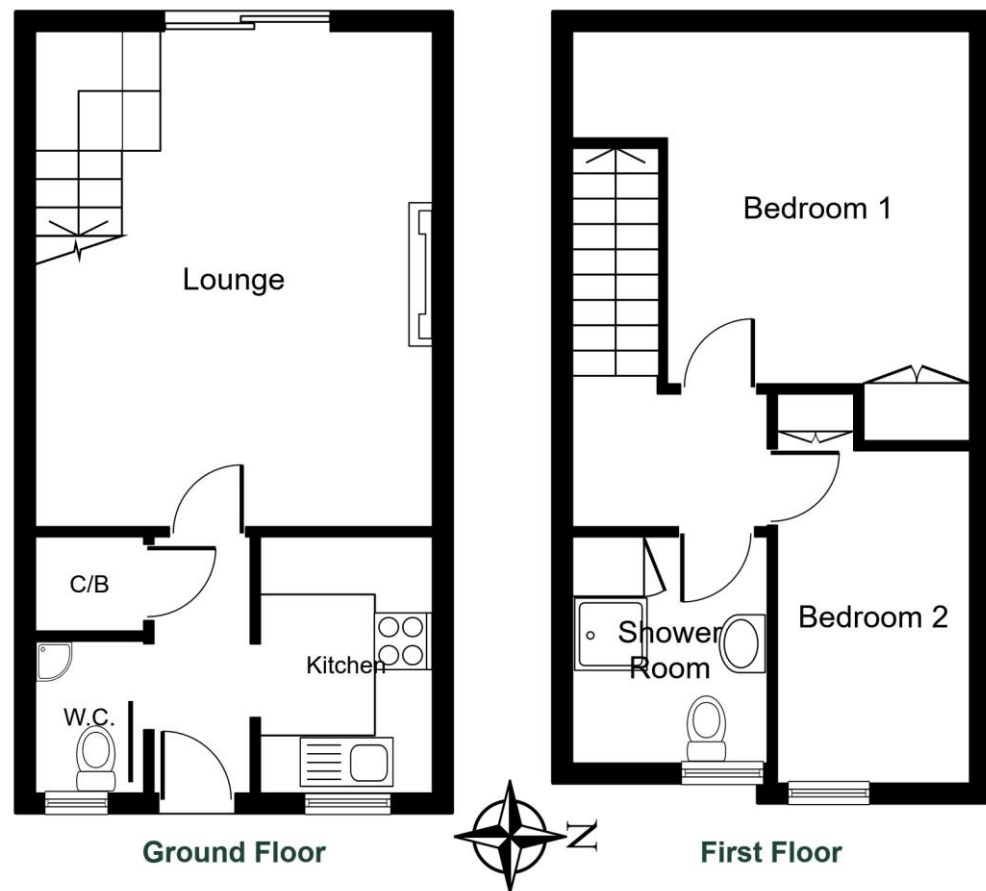
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared April 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(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 63.0 sq.m. (678 sq.ft.) Approx



24 Hall Mews, Boston Spa, Wetherby, LS23 6DT

NOT TO SCALE For layout guidance only



Boston Spa ~ 24 Hall Mews, Clifford Road, LS22 6DT

A spacious two bedroom mid-town house 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 Boston Spa and all its excellent amenities. No upward chain.

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



1 Recep



2 Beds



1 Bath

£180,000 GUIDE PRICE FOR THE LEASEHOLD

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.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
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 mid-town house in this quiet and popular complex reserved for those aged 55 years of age. With gas fired central heating and double glazed windows the property is offered for sale with the benefit of no upward chain and in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

Radiator, mat well, store cupboard with shelving.

CLOAKROOM

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

LIVING ROOM

5.13m x 4.11m (16'10" x 13'6")

Including staircase to first floor, double glazed patio doors to rear patio and garden, fireplace with slate inset and hearth, electric fire, two radiators, telephone and T.V. points.



KITCHEN

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

Range of wall and base units including cupboards and drawers, worktops, tiled surrounds, stainless steel sink unit with mixer tap, oven with extractor hood above, fridge and washing machine, Worcester gas fired central heating boiler, double glazed window to rear.



FIRST FLOOR

LANDING

Loft access with retractable ladder, part boarded loft and useful storage space. Light laid on.

BEDROOM ONE

3.68m x 3.12m (12'1" x 10'3") plus recess

Double glazed window, radiator, built in double wardrobe.



BEDROOM TWO

3.48m x 2.01m (11'5" x 6'7") plus fitted wardrobe

Double glazed window to front, radiator.



SHOWER ROOM

2.49m x 2.01m (8'2" x 6'7")

A three piece suite comprising shower cubicle, low flush w.c., pedestal wash basin, part tiled walls, double glazed window, radiator, airing cupboard with lagged copper cylinder.



TO THE OUTSIDE

Stone flagged patio to rear overlooking well-maintained landscaped communal gardens. Integral store to front.



TENURE

Leasehold. 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 fee is payable to 'Places for People'. Monthly charge covers salary to the Site Manager, communal gardening, repairs and maintenance to the outside of the property, exterior decoration, insurance of the building, light in the courtyard (dawn til 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