

With two sets of fitted wardrobes. Bulk-head storage cupboard, two radiators, windows to three sides.

EN-SUITE SHOWER ROOM

Half tiled walls and tiled floor with three piece white suite comprising pedestal wash basin, low flush w.c., shower cubicle, chrome heated towel rail, Velux window, LED ceiling lighting.

TO THE OUTSIDE

Fronting the High Street with wrought iron railings and handgate and path to the front door. Lawn with flower beds, gravel borders and side path through handgate to enclosed rear garden with wide patio area and lawn, close boarded fencing, outside light and water tap. The rear path and gate lead into a courtyard with parking for two cars and :-



GARAGE

5.89m x 3.3m (19'4" x 10'10")
Having up and over door, light and power laid on. Vehicular access to the parking area is off Hampole Way.

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Boston Spa ~ 93 High Street, LS23 6BH

A four/five bedroom semi-detached family house arranged over three floors located on the edge of this highly desirable recently completed development within a stroll of the vibrant High Street with a variety of coffee shops and bars. Early viewing recommended.

- Well-proportioned accommodation over 3 floors
- Lounge and separate dining kitchen with integrated appliances
- Four bedrooms and study/nursery/dressing room
- Three bathrooms
- Enclosed rear garden



1 Recep 4/5 Beds 1 Bath 2 En-suites

£599,950 OFFERS OVER FOR THE FREEHOLD

MISREPRESENTATION ACT

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Renton & Parr

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ESTATE AGENTS
VALUERS

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Premium

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 parallel to the A1. To the roundabout following the signs for Boston Spa and Tadcaster. Proceeding along High Street and the property is situated on the left hand side forming part of the successful Church Fields development.



THE PROPERTY

A modern four/five bedroom semi-detached house, centrally heated and double glazed with garage and off-road parking to rear within easy walking distance of local shops and bars. Having the benefit of the remainder of a NHBC warranty the accommodation in further detail comprises :-

GROUND FLOOR

ENTRANCE DOOR

With internal mat well and tiled floor extending through to the kitchen area. Staircase to first floor, understairs storage cupboard.

CLOAKROOM

Half tiled walls with low flush w.c., pedestal wash basin, chrome heated towel rail, LED ceiling lighting.

LOUNGE

4.6m x 3.25m (15'1" x 10'8") overall
Including walk-in bay window to front with double glazed windows, side window, radiator.



OPEN PLAN KITCHEN/DINER

5.26m x 3.33m (17'3" x 10'11")



Well-fitted with range of "cottage-style" wall and base units including cupboards and drawers, wood effect work tops

and matching up-stand, one and a half bowl stainless steel sink unit with mixer tap, integrated appliances including double oven, Hotpoint oven with five ring gas hob and extractor hood above, dishwasher, cupboard housing Ideal gas fired central heating boiler, radiator, double glazed windows including patio doors to rear garden, LED ceiling lighting.

UTILITY / SIDE PORCH

With side entrance door, wall and base cupboards, worktops, stainless steel unit and mixer tap. Radiator.

FIRST FLOOR

LANDING

Radiator, cupboard housing hot water tank.

BEDROOM TWO

3.4m x 3.18m (11'2" x 10'5")
Two double glazed windows to front, radiator.



EN-SUITE SHOWER

Half tiled walls and three piece white suite comprising pedestal wash basin, low flush w.c., shower cubicle, radiator, double glazed window, LED ceiling lighting.



BEDROOM THREE

3.35m x 2.74m (11'0" x 9'0") into recess
Two double glazed windows to rear, radiator.

BEDROOM FOUR

2.44m x 2.18m (8'0" x 7'2")
Double glazed window to rear, radiator.

STUDY

2.13m x 2.01m (7'0" x 6'7")
Double glazed window to front, radiator.

BATHROOM

Half tiled walls with three piece white suite comprising low flush w.c., pedestal wash basin, panelled bath in fully tiled surround, extractor fan, chrome heated towel rail, tiled floor, LED ceiling lighting.



SECOND FLOOR

LANDING

Leading to :-

BEDROOM ONE

6.35m x 4.27m (20'10" x 14'0") Narrowing to 3.07m (10'1")

