

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.

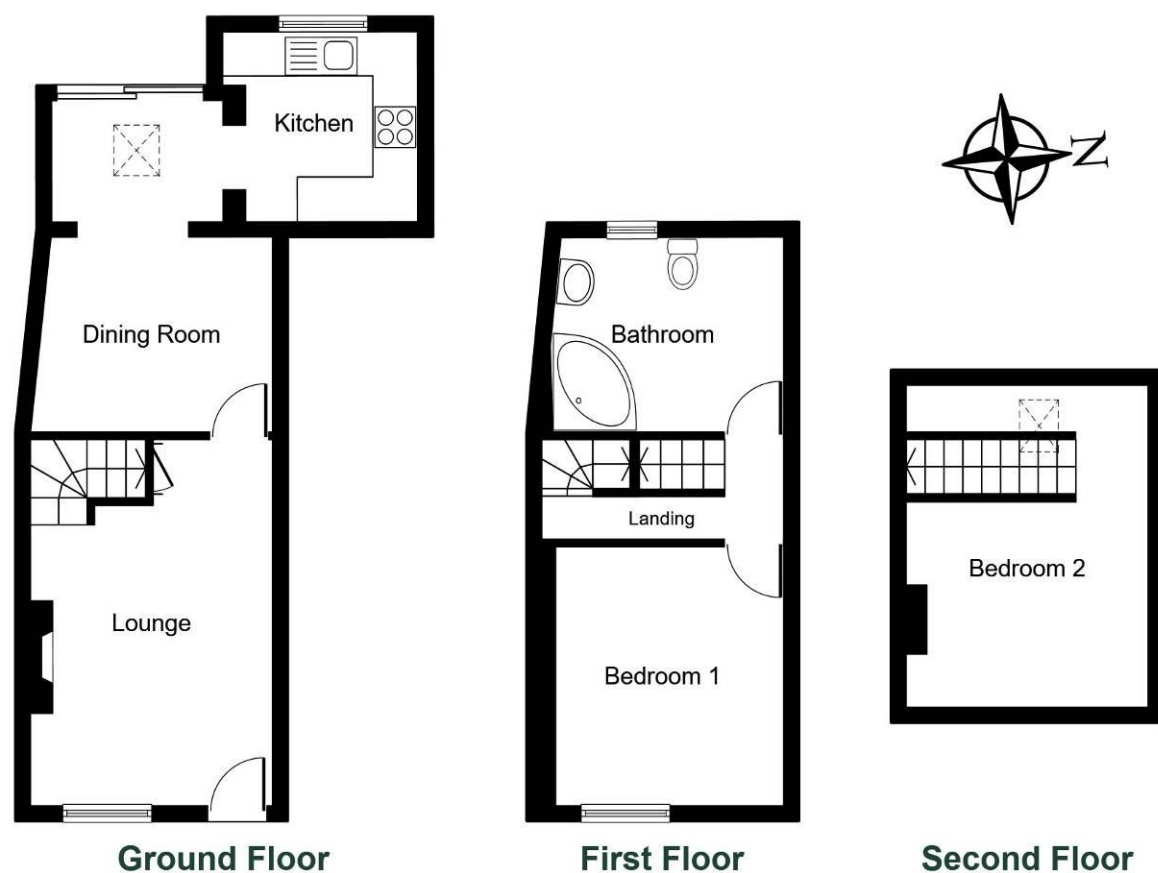
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

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

Details prepared August 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Rose Cottage, 1 Leys Lane, Boston Spa, LS23 6ES

Total floor area 75 sq.m. (807.29 sq.ft.) Approx

NOT TO SCALE For layout guidance only



Boston Spa ~ Rose Cottage, 1 Leys Lane, Boston Spa, LS23 6ES

A most charming stone-built semi-detached character cottage with off-road parking and westerly facing courtyard garden. Quietly situated on the edge of Boston Spa village, within level walking distance of excellent local amenities.

- Period cottage oozing with character and charm
- Living room, dining room, rear lobby & cottage style kitchen to ground floor
- Master bedroom and generous sized house bathroom
- Converted attic room currently used as bedroom and home office
- Off-road parking and detached garage
- Westerly facing courtyard garden



2 Recep



2 Beds



1 Bath

£279,950 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

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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.

THE PROPERTY

An attractive period semi-detached cottage, enjoying a pleasant and rural location at the edge of Boston Spa village. Upgraded with replacement double glazed front door along with sliding sash double glazed window at first floor while retaining many characterful features such as stone front open porch and attractive open fireplace. With benefit of off-road parking and detached garage along with gas fired central heating and double glazed windows, the property in further detail giving approximate room size comprises.

DIRECTIONS

Proceeding from Wetherby along the A168 South bound to the Wattle Syke roundabout, following signs for Boston Spa. Approaching the village passing Moor End Gardens on the right hand side, take the first left turning onto Leys Lane, where the property is identified on the left hand side with a Renton & Parr for sale board.

GROUND FLOOR

Entering through attractive stone open porch through composite double glazed front door.

LIVING ROOM

4.91m x 3.23m (16'1" x 10'7")



Attractive bay window to front, secondary glazing inside and double radiator beneath, feature fireplace with attractive cast iron fire grate. Staircase leading to first floor, storage cupboard beneath. Central light fitting, two further wall light fittings, doorway leading to :-

DINING ROOM

3.15m x 2.61m (10'4" x 8'6")

Decorative exposed roof timbers, double radiator and central light fitting, open archway leading to :-



REAR LOBBY

Double glazed sliding patio doors to rear, velux window above, shaped breakfast bar with double radiator beneath, tiled flooring, leading into :-

KITCHEN

2.61m x 2.54m (8'6" x 8'4")

Fitted with a traditional kitchen comprising a range of wall and base units, cupboards and drawers, work surfaces with tiled splashbacks and window sill. Integrated oven with four ring gas hob, stainless steel sink unit with drainer and mixer tap, wall mounted gas fired central heating boiler. Space and plumbing for an automatic washing machine, space for a fridge-freezer. Double glazed window to rear, recessed ceiling lighting.



FIRST FLOOR

LANDING

With staircase return to second floor, central light fitting.

BEDROOM ONE

3.46m x 3.14m (11'4" x 10'3")

Generous sized double room with replacement sliding sash double-glazed window to front, double radiator beneath, central light fitting and ceiling cornice.



HOUSE BATHROOM

3.14m x 2.61m (10'3" x 8'6")

A generous sized house bathroom with white three-piece suite comprising low flush W.C, pedestal wash basin, a shaped corner bath with electric shower above. Double glazed window, double radiator, mirrored medicine cabinet and a large fitted linen cupboard, recessed ceiling lighting.



CONVERTED ATTIC ROOM

4.31m x 3.45m (14'1" x 11'3")

Generous sized attic room with vaulted ceiling and attractive exposed roof timbers, velux window to rear with elevated aspect of neighbouring fields. Double radiator. Eaves storage and further fitted storage cupboard.



TO THE OUTSIDE

Accessed from Leys Lane, via timber gate, a gravelled driveway provides off-road parking for several vehicles and access to :-

DETACHED GARAGE

3.65m x 3.69m (11'11" x 12'1")

Timber front door, light and power laid on. Garage roof overhangs to create sheltered refuse storage area, a private gravelled track extends from the garage round to the rear of the property, leading to :-

REAR COURTYARD AREA

Sheltered from the wind with attractive stone wall and timber fence, this westerly facing courtyard provides an ideal space for outdoor entertaining and relaxation, along with barbecue and alfresco dining in the summer months.



COUNCIL TAX

Band C (from internet enquiry).

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.