

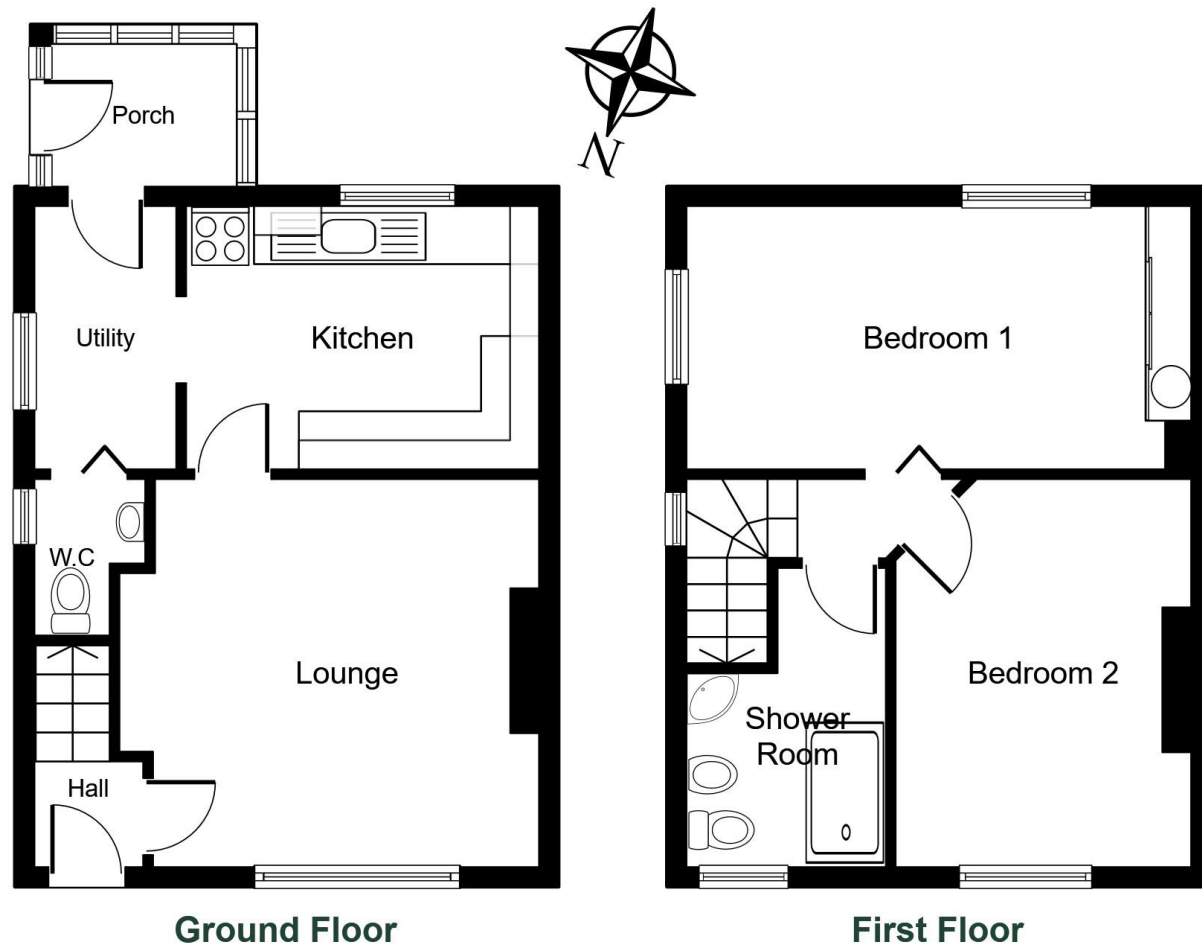
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

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 May 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(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	



53 Grove Crescent, Boston Spa, LS23 6AX

Total floor area 74.5 sq.m. (802 sq.ft.) Approx

NOT TO SCALE For layout guidance only



Boston Spa ~ 53 Grove Crescent, LS23 6AX

Offered on the open market for the first time. A two-bedroom semi-detached house providing excellent opportunity for modernisation and improvement. Popular established residential location on the edge of the village. No onward chain.

- Two double bedrooms and generous size bathroom
- Lounge, kitchen and utility area
- Gas central heating and double glazed windows
- Gardens to front and rear
- Driveway parking and garage

£250,000 PRICE REGION FOR THE FREEHOLD



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 :-

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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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

From Wetherby proceeding south along the A168 Boston Road to the roundabout. Following the signs to Boston Spa and Tadcaster. Proceeding through the village along the High Street, turning right into Grove Road by the Fox public house. Left into Grove Crescent following the road round to the right and the property is identified on the left hand side by a Renton & Parr for sale board.

THE PROPERTY

Having been in the family since new this is the first time offered on the open market. A two double bedroom semi-detached house with south facing garden to rear, now providing scope for modernisation and in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALL

UPVC entrance door, radiator, staircase to first floor.

LOUNGE

4.34m x 4.01m (14'3" x 13'2")

Double glazed window to front, radiator, fireplace with gas fire, ceiling cornice.



KITCHEN

3.66m x 2.74m (12'0" x 9'0")

Range of wall and base units including cupboards and drawers, work surfaces, double drainer stainless steel sink

unit with mixer tap, plumbed for automatic washing machine, space for cooker, radiator, double glazed window to rear.



UTILITY ROOM

2.64m x 1.45m (8'8" x 4'9")

Radiator, panelled walls.

CLOAKROOM & W.C. OFF

Low flush w.c., wash basin, panelled walls.

REAR PORCH

FIRST FLOOR

LANDING

With loft access.

BEDROOM ONE

5.31m x 2.74m (17'5" x 9'0") overall

Including fitted wardrobes to one wall with cupboards above, double glazed windows to side and rear, two radiators.



BEDROOM TWO

4.01m x 3.05m (13'2" x 10'0")

Double glazed window to front, radiator.



SHOWER ROOM

3.23m x 2.13m (10'7" x 7'0") overall

With walk-in shower, vanity wash basin, low flush w.c., bidet, double glazed window, radiator, half tiled walls. Bulk-head cupboard.



TO THE OUTSIDE

Driveway providing off road parking gives access to :-

DETACHED GARAGE

7.37m x 2.41m (24'2" x 7'11")

GARDENS

Lawned garden to front with bushes and shrubs, rear garden, lawn with shaped borders, apple tree. Enjoying south facing aspect.



COUNCIL TAX

Band B (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.