

multiple vehicles giving access to :-

### DETACHED DOUBLE GARAGE

6m x 5m (19'8" x 16'4") With manual up and over door, light and power laid on. Fitted wall and base units to rear with space for tumble dryer beneath, window and personnel door to side.

### GARDENS



A neat shaped lawn garden to front with established bushes and shrubs, wrought iron gates to side reveal private rear garden. Which is laid mainly to lawn with mature trees and hedging to the perimeter affording a good degree of privacy, a level shaped lawn and sweeping block paved patio area with direct access off the conservatory. Outside water tap, hardstanding area with greenhouse to rear.

### COUNCIL TAX

Band F (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

Details prepared September 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Boston Spa ~ 4 Bownas Road, LS23 6EX

An infrequent opportunity to acquire a generous and well-presented four-bedroom detached family house positioned on this highly sought after quiet residential street, within walking distance to Boston Spa High Street which boasts shops, cafes, beauty salons and popular restaurants.

- Four-bedroom detached family home
- Two good sized reception rooms
- Breakfast kitchen with conservatory off
- The principal bedroom having en-suite shower facility
- South-Westerly facing rear garden
- Stylish house bathroom



**2 Recep 4 Beds 1 Bath 1 En-suite**

**£650,000** PRICE REGION FOR THE FREEHOLD

### MISREPRESENTATION ACT

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## 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 along the A659 towards Boston Spa High Street turn right onto Clarendon Road and right again onto Hayfield Avenue. First left onto Bownas Road where the property is situated on the right hand side.

### THE PROPERTY

This beautifully presented four bedroom detached family home occupies a private position on this highly sought after street with level walking distance to Boston Spa.

The accommodation benefits from gas fired central heating, double glazed windows and doors and in further detail giving approximate room dimensions comprises :-

## GROUND FLOOR

### ENTRANCE HALL

Access gained via UPVC front door with obscure glazed panels to side, staircase to first floor, double radiator, telephone point, useful understairs storage cupboard.



### DOWNSTAIRS W.C.

A white suite comprising low flush w.c., wash hand basin, double radiator, internal window.

### "L" SHAPED LIVING ROOM

5.6m x 4.8m (18'4" x 15'8") narrowing to 3.5m (11'5")  
A lovely light room benefiting from double glazed window to front and side elevation with radiators beneath, T.V. aerial and telephone point, ceiling cornice.



### SNUG / DINING ROOM

5.1m x 2.6m (16'8" x 8'6")  
Having double glazed window to front elevation, radiator beneath, window and single door to rear leading into :-



### BREAKFAST KITCHEN

4.8m x 2.8m (15'8" x 9'2")  
Fitted with a range of modern wall and base units, cupboards and drawers, laminate work tops, inset one and a quarter stainless steel sink unit with mixer tap. Integrated appliances include double Bosch cooker, induction hob with extractor hood above, space and plumbing for automatic washing machine and dishwasher. Tiled effect floor covering, ample space for breakfast table and chairs, radiator, two double glazed windows to rear.



### CONSERVATORY

4.9m x 2.8m (16'0" x 9'2")  
With double glazed windows and double patio doors leading out to rear garden, sloping glazed roof, radiator, wood effect laminate floor covering.



## FIRST FLOOR

### LANDING AREA

With airing cupboard and loft access hatch.

### BEDROOM ONE

5m x 3.9m (16'4" x 12'9") to the widest part  
With double glazed window to front elevation, radiator beneath, exposed wooden floor boards, eaves storage.



### EN-SUITE FACILITY

With shower cubicle, wash hand basin, heated towel rail, tiled walls, extractor fan.

### BEDROOM TWO

4m x 3.5m (13'1" x 11'5")  
With double glazed window to front elevation, radiator beneath, built in double wardrobe with sliding mirrored doors, internal door leading to :-



### DOUBLE BEDROOM THREE

2.8m x 2.8m (9'2" x 9'2")  
With double glazed window to rear, radiator beneath.

### HOUSE BATHROOM

A modern white suite comprising low flush w.c., pedestal wash basin, bath with shower over with thermostatically controlled temperature control bar. Attractive wall and floor tiles, chrome ladder effect heated towel rail, double glazed window to side elevation, extractor fan.

### BEDROOM FOUR

3m x 2m (9'10" x 6'6")  
With double glazed window to rear, radiator beneath.

## TO THE OUTSIDE

A generous driveway which extends down the side of the property provides comfortable off street parking for