

raised borders, stone wall and fenced boundary.



GARDEN ROOM

18' 4" x 7' 6" (5.6m x 2.3m)

With light and power laid on, double radiator, T.V. aerial, patio doors along with single door leading out to rear garden.

COUNCIL TAX

Band F (from internet enquiry).

LANDLORDS REQUIREMENTS

1. An Assured Shorthold Tenancy for a certain term of 12 months.
2. Rent of £2,000 per calendar month, payable monthly in advance.
3. A credit check and references are required.
4. Pets considered, subject to pet rent £25 pcm (One small dog).
5. An EPC is available on this property
6. A refundable tenancy deposit £2,307

As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments

Before the Tenancy Starts payable to Holroyd Miller 'The Agent'

Holding Deposit: 1 Week's Rent equalling £461

During The Tenancy payable to the Agent/ landlord

Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Renton & Parr are members of the Property Ombudsman Scheme and work in association with Holroyd Miller who are members of RICS Client Money Protection Scheme, which is a client money protection scheme. Holroyd Miller are also members of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.

VIEWING

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

Details prepared November 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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.



Boston Spa ~ The Old Manse, Spa Lane, LS23 6AG

Superbly presented four-bedroom period home dating back to the early 19th century "The Old Manse" sits proudly at the end of these three individual dwellings, the property offers light and spacious accommodation throughout, finished to an excellent standard. Conveniently located just off the High Street with quiet riverside walks on the doorstep.

- Tastefully decorated throughout
- Two fine reception rooms
- Fantastic kitchen diner
- Attractive gardens to front and rear
- Driveway parking to side
- Available for immediate occupation



2 Recep



4 Beds



1 Bath

£2,000 PER CALENDAR MONTH

Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
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rentonandparr.co.uk

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

Entering Boston Spa from the A1 proceeding along the High Street passing the village hall take the next left turning into Spa Lane. Continue to the end of the lane where the property is identified on the right hand side by a Renton & Parr to let board.

THE PROPERTY

Having been professionally decorated throughout along with new carpets and floor coverings, newly fitted house bathroom, the property is in excellent order and available for immediate occupation.

The accommodation benefits from gas fired central heating and boasts many original features and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

With access gained via hardwood door with glazed panel and fanlight above, single radiator, wood effect laminate floor covering, sliding sash window to side, staircase to first floor.

LOUNGE

14' 9" x 13' 9" (4.5m x 4.2m)



A well balanced room with generous walk-in bay window to front with large original wooden frame windows, double

radiator, further window to side with sliding sash, radiator beneath, impressive stone fireplace with open fire, dado rail, decorative ceiling cornice.

SITTING ROOM

14' 9" x 13' 9" (4.5m x 4.2m)

A most impressive fireplace with open grate, copper clad decorative surround, tiled hearth and wooden mantle, large single glazed wooden frame window to front, double radiator beneath, further radiator, varnished hardwood exposed floor boards, decorative ceiling cornice, telephone point.



CELLAR

ROOM ONE

12' 1" x 5' 6" (3.7m x 1.7m)

With light and power laid on, hot and cold water supply, electric radiator.

WOOD/COAL STORE

BREAKFAST KITCHEN

14' 1" x 12' 1" (4.3m x 3.7m)



With an attractive range of black gloss wall and base units, cupboards and drawers, Quartz worktops with matching splashback, integrated appliances include Bosch dishwasher, Rangemaster cooker with five ring gas hob, extractor hood above, inset sink unit with mixer tap. A generous central island with matching worktop and overhang creating breakfast bar, integrated Baumatic microwave, American style fridge freezer, tiled floor covering, electric underfloor heating, sliding sash window to rear, double radiator beneath.



REAR PORCH

With doorway leading to :-

W.C.

With wall mounted gas boiler.

FIRST FLOOR

SPLIT LANDING

With loft access hatch, skylight above.

BEDROOM ONE

14' 1" x 12' 1" (4.3m x 3.7m)



With pair of original shaped sliding sash windows to front

elevation with double radiator beneath, attractive feature fireplace with heavy stone surround and tiled inset, T.V. aerial.

BEDROOM TWO

13' 9" x 13' 1" (4.2m x 4m)

With sliding sash window to front elevation, double radiator, exposed hardwood floor covering.



BEDROOM THREE

14' 9" x 7' 6" (4.5m x 2.3m) S

With sliding sash window to rear, fitted wardrobe to recess, radiator.

HOUSE BATHROOM

Newly installed and beautifully finished this attractive white suite comprises low flush w.c., with concealed cistern, generous storage above, vanity wash basin with cupboard and storage beneath, panelled bath with wall mounted shower, chrome ladder effect heated towel rail, window to side elevation, LED ceiling spotlights, tiled walls.

BEDROOM FOUR /STUDY

11' 9" x 8' 6" (3.6m x 2.6m)

Original sliding sash window to side, single radiator, built in wardrobes, recess with seat and cupboards above.

TO THE OUTSIDE

Driveway parking giving access to :-

STORE ROOM

7' 6" x 6' 2" (2.3m x 1.9m)

With manual up and over door, light and power laid on.

GARDEN

A neat parcel of lawn to the front with surrounding borders boasting a variety of shrubs and mature bushes, stone flagged path to side leads to handgate which reveals private enclosed rear garden. Set to lawn surrounded by stone flagging creating a patio area with paths to the perimeter,