

advice, which is of course confidential, and without obligation, please ask for further details.

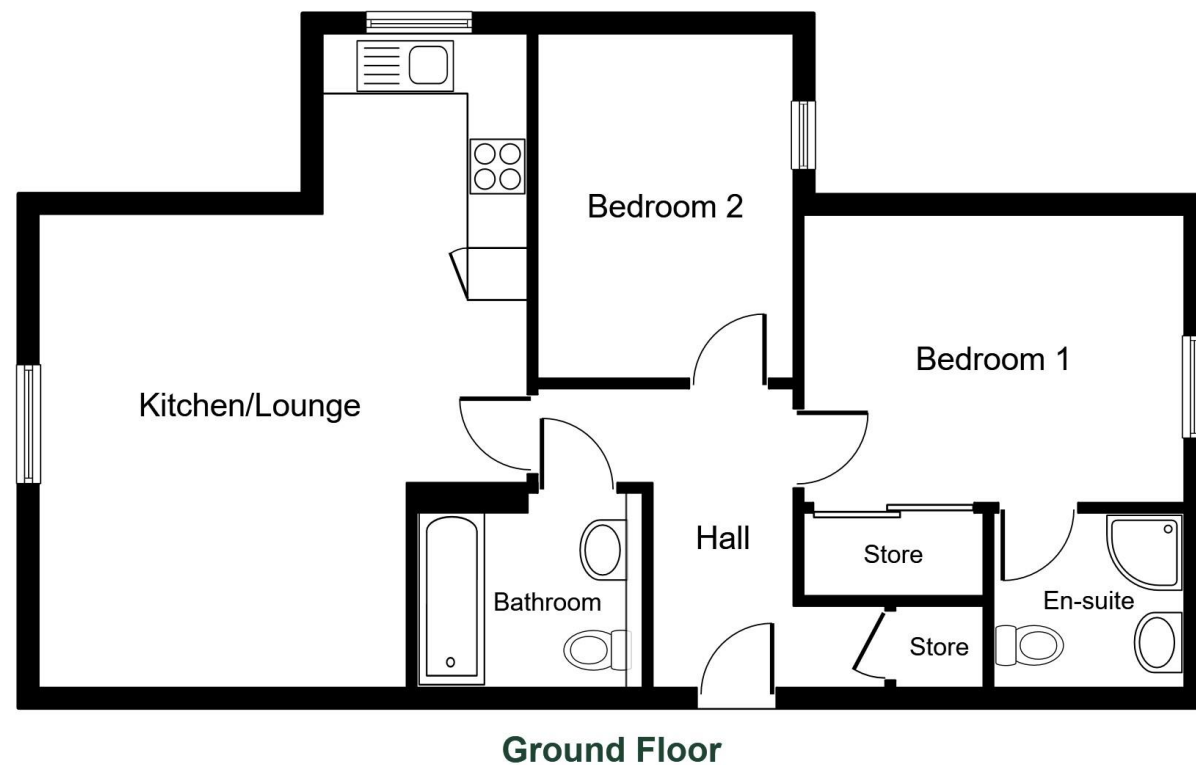
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

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.

Details prepared July 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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	



3 The Crescent, Shires Court, Boston Spa, LS23 6BU NOT TO SCALE For layout guidance only
Total floor area 60.8 sq.m. (654 sq.ft.) Approx



Boston Spa ~ 3 The Crescent, Shires Court, LS23 6BU

Available with the benefit of no onward chain, this modern and well presented second floor, two bedroom apartment is situated in the very heart of this highly sought after village with an excellent range of amenities.

- Two bedroom second floor apartment
- Neutrally decorated throughout
- Open plan living room with kitchen off
- Principal bedroom having en-suite shower facility
- Allocated parking space plus visitor parking available
- Excellent central location
- Well maintained communal areas

£175,000 OFFERS OVER FOR THE LEASEHOLD



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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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.

DIRECTIONS

Prae From Wetherby proceeding south along the A168 parallel to the A1 following the signs for Boston Spa. Entering the village, proceeding along High Street turn right immediately past Costcutters into Shires Court and the entrance to the property is situated on the right.

THE PROPERTY

Neutrally decorated and well-maintained throughout., this spacious two bedroom, second floor apartment is available with no onward chain and benefits from double glazed windows, gas fired central heating and in further detail giving approximate room dimensions comprises :-

COMMUNAL ENTRANCE

Security door with intercom system, inner hall. Steps to second floor.

PRIVATE ENTRANCE HALL

With video intercom system, radiator, telephone point, loft access hatch. Boiler cupboard housing Worcester Bosch gas fired boiler and water cylinder below.

OPEN PLAN LIVING ROOM WITH KITCHEN

A light and spacious room divided into two area's comprising :-

LIVING ROOM

3.7m x 4.7m (12'1" x 15'5")



With large double glazed timber frame window to rear with double radiator beneath, T.V. aerial, ceiling spotlights. Opening through into :-

KITCHEN

3.4m x 2m (11'1" x 6'6")

Fitted with a range of wall and base units, cupboards and drawers, laminate worktops with tiled splashback, double glazed window to side elevation with inset stainless steel sink unit beneath. Integrated appliances include Smeg cooker with four ring gas hob, extractor hood above, 70/30 split fridge freezer, dishwasher as well as automatic washer/dryer. Wood effect laminate floor covering, LED ceiling spotlights.



HOUSE BATHROOM

A modern white suite comprising low flush w.c., with concealed cistern, half pedestal wash basin, panelled bath with shower over, chrome ladder effect heated towel rail, part tiled walls, wood effect laminate floor covering, extractor fan, ceiling spotlights.



BEDROOM ONE

3.8m x 2.8m (12'5" x 9'2")

With double glazed window to front elevation, double radiator beneath, built in double wardrobes with mirrored sliding doors, telephone point, internal door leading to :-



EN-SUITE SHOWER

A white suite comprising low flush w.c., pedestal wash basin, walk-in corner shower cubicle, part tiled walls, chrome ladder effect heated towel rail, ceiling spotlights, extractor fan.



BEDROOM TWO

3.4m x 2.5m (11'1" x 8'2")

With double glazed window to front elevation, double radiator beneath.



TO THE OUTSIDE

Set behind security gate is allocated parking space and visitor parking. Well-tended communal garden area.

COUNCIL TAX

Band C (from internet enquiry).

TENURE

Leasehold. The remainder of a 999 year from 2004. Service charge approx £1,400 PA. Ground rent included in service charge.

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