

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.

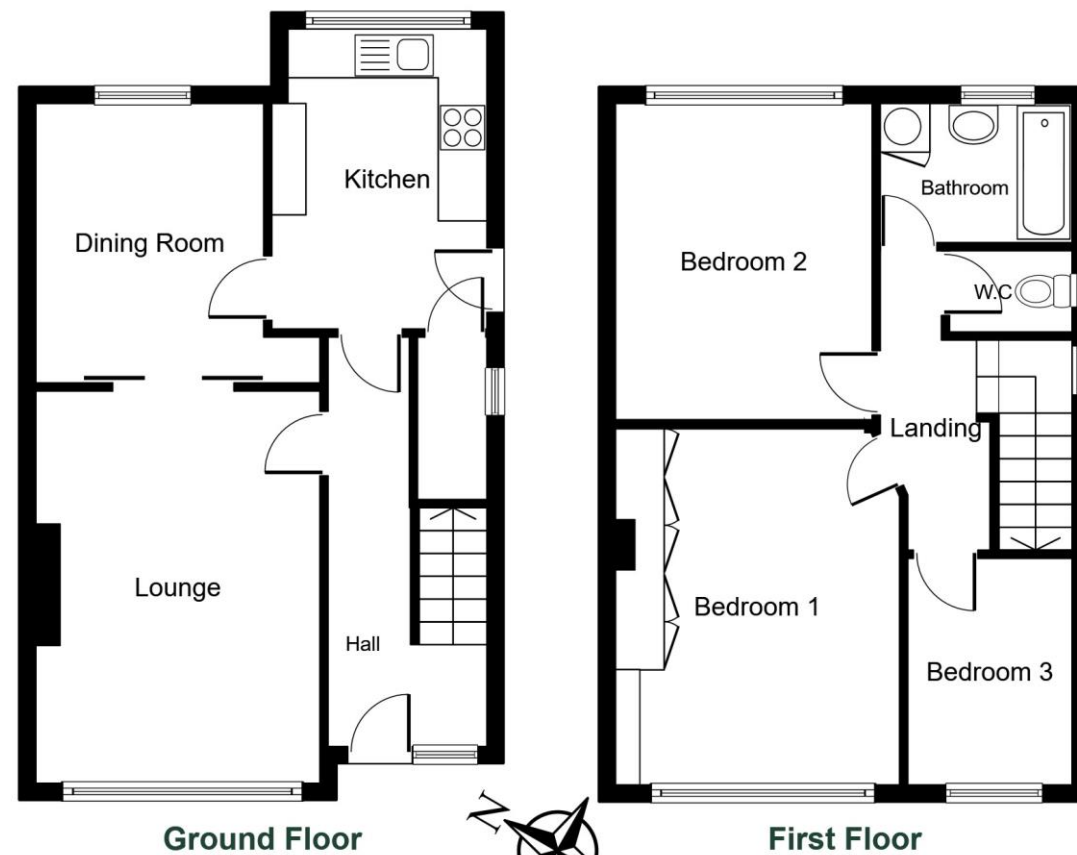
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

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

Details prepared October 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



6 Ling Croft, Boston Spa, LS23 6PL

Total floor area 95.0 sq.m. (1,023 sq.ft.) Approx

NOT TO SCALE For layout guidance only



Boston Spa ~ 6 Ling Croft, LS23 6PL

A popular style three-bedroom semi-detached family home offered to the open market with the benefit of no onward chain. Now in need of modernisation and cosmetic improvement, this opportunity is sure to be popular and an early viewing is advised.

- Three-bedroom semi-detached family home
- Generous lounge with separate dining room
- Kitchen with outlook over rear garden
- Two good size double bedrooms and single
- Bathroom and separate w.c.
- Scope for modernisation and cosmetic improvements
- Excellent location on the outskirts of Boston Spa

£295,000 PRICE REGION FOR THE FREEHOLD



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.



Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
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

Proceeding from Wetherby and entering Boston Spa from the A1/A168 take the second turning right into Clifford Moor Road. First right into Heathfield Lane and right again into Ling Croft where the property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

This vacant property would now benefit from cosmetic improvements and modernisation to personal tastes and presents an exciting opportunity for one looking to move to this highly popular part of Boston Spa. The accommodation which benefits from gas fired central heating along with double glazed windows and doors in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

With access gained via a modern UPVC front door with obscure glazed window to side, double radiator, staircase to first floor, telephone point.

LOUNGE

4.8m x 3.5m (15'8" x 11'5")

With large double glazed window to front elevation, radiator beneath, open fire with decorative tiled surround and wooden mantle, T.V. aerial, wall lights, decorative ceiling cornice. Internal feature wall with sliding doors leading to :-



DINING ROOM

3.5m x 2.8m (11'5" x 9'2")

With double glazed window to rear, radiator beneath, decorative ceiling cornice. Internal door into kitchen.



KITCHEN

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

Comprising fitted wall and base units, laminate worktop, tiled splashback and window sill, inset sink unit with mixer tap. Space and plumbing for automatic washing machine, free-standing cooker with four ring gas hob, space for fridge freezer, wall mounted gas boiler. Double glazed window to rear revealing pleasant outlook over mature enclosed rear garden. Understairs storage, pantry with window to side, gas and electric meters.



FIRST FLOOR

With loft access hatch, window to side, fitted storage.

BEDROOM ONE

4.3m x 2.5m (14'1" x 8'2")

Double glazed window to front elevation, radiator beneath, fitted floor to ceiling wardrobes to one side with matching dressing table and drawers, T.V. aerial.



BEDROOM TWO

4m x 3.1m (13'1" x 10'2")

With double glazed window to rear elevation, radiator beneath.



BEDROOM THREE

2.8m x 2m (9'2" x 6'6")

With double glazed window to front elevation, radiator beneath.

HOUSE BATHROOM



A white suite comprising panelled bath with shower handpiece, pedestal wash basin, part tiled walls, wall mounted medicine cabinet with radiator beneath, airing cupboard housing insulated water tank, double glazed window to rear.

SEPARATE TOILET

A white low flush w.c., with part tiled walls, double glazed window to side elevation.

TO THE OUTSIDE

Driveway to front extends down the side of the property providing off street parking for multiple vehicles and serving access to :-

DETACHED SINGLE GARAGE

5.1m x 3.2m (16'8" x 10'5")

With manual up and over door, double glazed window to side.

GARDENS

The property enjoys gardens to front and rear. The front garden reveals a manageable shaped lawn with deep well-stocked borders with established bushes and shrubs affording a good degree of privacy to the front. The enclosed rear garden also boasts an assortment of established shrubs, bushes and trees, as well as deep shaped flower borders. Patio with seating to rear, further hardstanding area with wooden shed and additional parcel of the lawn to the back of the garage.



COUNCIL TAX

Band C (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