

## TO THE OUTSIDE

Tarmac and block paved driveway provides off-road parking for several vehicles and access to :-

## DETACHED GARAGE

6.84m x 3.34m (22'5" x 10'11")  
With electric up and over door, light and power laid on. Fitted work surface with storage cupboards beneath and stainless steel sink unit with drainer and mixer tap. Space and plumbing for automatic washing machine, tumble dryer and further chest freezers. Double glazed window and double glazed personnel door to garden.

## GARDENS

The front garden is set largely to lawn, framed by established conifer hedgerows, shaped borders house a range of maintained low level bushes and shrubs along with large attractive beech tree to the front corner. Access via hand gate to side into rear garden with an attractive stone flagged patio area providing an excellent outdoor seating and entertaining space, sheltered from the wind and enjoying south westerly aspect, ideal for outdoor entertaining and 'al-fresco' dining in the summer months.



The rear garden is set largely to lawn bordered with perimeter fence and well maintained hedgerows, deep and well-stocked beds house a range of flowers, bushes and shrubs. Hand gate to side provides concealed bin store. This generous sized and well maintained rear garden is a particular feature of this beautiful property.

## COUNCIL TAX

Band D (from internet enquiry).

## 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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## 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.

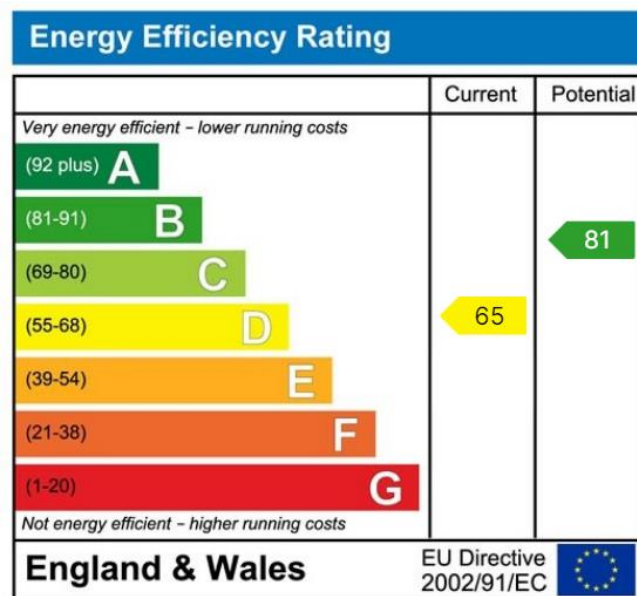
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 October 2023



## Boston Spa ~ 26 Clifford Moor Road, LS23 6PG

An extended two-bedroom detached bungalow of generous proportions, enjoying private and established gardens to front and rear within the popular village of Boston Spa.

- A spacious detached bungalow
- Principal bedroom with fitted wardrobes and large en-suite shower
- Home office and extended garden room to rear
- Westerly facing patio and private gardens to front and rear
- Off-road parking and detached garage
- Popular village location

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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

Entering Boston Spa village from the Wattlesyke roundabout. Take the first right onto Clifford Moor Road. Proceed for a short time until No 26 is located on the right hand side.

## THE PROPERTY

Originally three bedrooms, this modified and extended two bedroom detached bungalow provides light and spacious living accommodation with garden room overlooking westerly facing patio area and private rear gardens. Benefiting from gas fired central heating and double glazed windows throughout, the accommodation in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

### ENTRANCE PORCH

1.82m x 1.81m (5'11" x 5'11")

Entering through timber front door into entrance porch with double glazed window to side, radiator beneath, decorative dado rail, central light fitting and ceiling cornice.

### LIVING ROOM

5.49m x 3.94m (18'0" x 12'11")



A light and bright living space with large double glazed bay window overlooking front garden, radiator beneath, further double glazed window to side. Feature fireplace

with marble hearth and stone surround with timber mantle piece, "living flame" gas fire inset. Further double radiator to side with space for dining area, recess ceiling lighting and ceiling cornice.

### INNER HALLWAY

With access to partially boarded loft space, separate store room and three Velux windows. Radiator to side, decorative dado rail and ceiling cornice.

### KITCHEN

3.22m x 2.71m (10'6" x 8'10")

Fitted with traditional kitchen comprising a range of wall and base units, cupboards and drawers, Corian worktops with tiled splashbacks and window sill reveal. Integrated appliances include Bosch electric oven with five ring gas hob and extractor hood above, undercounter fridge and undercounter freezer, all-in-one sink unit with mixer tap and draining grooves above. Double glazed window and double glazed rear door leading onto patio area, part tiled walls and tiled flooring with ceiling light fitting and further pelmet downlighters, underfloor heating.



### BEDROOM ONE

5.61m x 3.85m (18'4" x 12'7") max



A generous sized L shaped principal bedroom with fitted wardrobes to two walls along with further fitted dressing area complete with glass worktop and drawers beneath. Two double glazed windows overlooking side and rear gardens, two radiators, recess ceiling lighting and ceiling cornice.

### EN-SUITE SHOWER

2.83m x 2.79m (9'3" x 9'1")

A generous sized en-suite shower room fitted with a four piece suite comprising low flush w.c., vanity wash basin with tiled worksurface and storage cupboards beneath, bidet and large step in corner shower cubicle. Tiled walls with tiled floor, double glazed window to side and further circular port hole window, single radiator, ladder effect heated towel rail, recess ceiling lighting and ceiling cornice.



### BEDROOM TWO

3.95m x 3.65m (12'11" x 11'11")

With large double glazed window overlooking front garden, radiator beneath, fitted wardrobes to two sides along with further fitted dressing area, with worksurface and drawers beneath. Central light fitting and ceiling cornice.



## HOUSE BATHROOM

2m x 1.64m (6'6" x 5'4")

Fitted with a white three piece suite comprising low flush w.c., pedestal wash basin and shaped panelled bath with shower and screen above, tiled walls with tiled floor, chrome heated towel rail, double glazed window, recess ceiling lighting and extractor fan.



## HOME OFFICE

3.66m x 2.71m (12'0" x 8'10")

Fitted with attractive large 'L' shaped book shelving and timber work desk with storage cupboards beneath, recess ceiling lighting along with further under pelmet downlights and decorative ceiling cornice.

Open archway to :-

## GARDEN ROOM

3.64m x 3.39m (11'11" x 11'1")

Enjoying double glazed windows to three sides to take in 180 degree aspect of the rear garden, two double radiators and recess ceiling lighting. Further double glazed French style patio doors to side.

