

shaped well-stocked flower beds with a range of bushes, shrubs and small trees. Stone flagged paths lead to two glass greenhouses and circular water feature along with access to :-



#### POTTING SHED

2.56m x 2.45m (8'4" x 8'0")

Sliding door from rear garden and further electric roller door to front, light and power laid on.

#### SERVICES

We understand mains water, electricity, gas and drainage are connected.

#### COUNCIL TAX

Band E (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

#### 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 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 March 2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Boston Spa ~ 3 Byland Close, LS23 6PU

A popular 'chalet style' four bedroom detached home, quietly situated within a highly sought after cul-de-sac location in walking distance to Boston Spa village amenities. Available with benefit of no upward chain.

- Stone built detached family home
- Established gardens to three sides
- Living dining room with large bay window to front
- Ground floor bedroom three and ground floor shower room
- Home office / bedroom four
- Two large double bedrooms with fitted wardrobes / storage
- Driveway parking for several vehicles and single garage

**£485,000** PRICE REGION FOR THE FREEHOLD



#### MISREPRESENTATION ACT

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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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## 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 direction of the A1/A168 take the first right turning into Clifford Moor Road. At the crossroads with Willow Lane and immediately before Boston Spa High School, turn left into Primrose Lane. First right into Bolton Way, left at the T junction onto Fountains Avenue and first right into Byland Close where the property is identified on the left hand side by a Renton & Parr for sale board.



## THE PROPERTY

A deceptively spacious three / four bedroom detached home with established garden plot to three sides. Now providing scope and opportunity to modernise and extend (subject to necessary planning consents). Benefitting from gas fired central heating and double glazed windows, the accommodation in further detail giving approximate room sizes comprises:-

## GROUND FLOOR

### ENTRANCE PORCH

Entering through UPVC double glazed French style door into attractive entrance porch with double glazed windows to two sides and two double radiators beneath. Decorative exposed timbers and exposed stone window sills and reveals. Open archway to :-

### INNER HALL

With staircase leading to first floor, double radiator to side, useful understairs storage cupboard and central pendant light fitting, ceiling cornice.

### LIVING/DINING ROOM

6.25m x 3.15m (20'6" x 10'4")

An attractive 'L' shaped living space with large double glazed bay window to front, radiator beneath, two further double glazed windows to side, two double radiators. Feature fireplace with stone hearth surround and mantle piece with electric fire inset, three pendant light fittings and decorative ceiling cornice. Sliding timber door leading to :-



### KITCHEN

3.31m x 2.69m (10'10" x 8'9")

A traditional fitted kitchen comprising a range of solid wooden wall and base units, cupboards and drawers, work surfaces with tiled splashbacks. Integrated appliances include fridge and freezer, free-standing double oven with four ring gas hob and extractor hood above. Twin bowl sink unit with drainer and mixer tap above, single glazed timber casement window, tile effect vinyl floor covering, double radiator and central light fitting. Single glazed wooden stable door into :-



### SIDE PORCH

2.59m x 2.22m (8'5" x 7'3")

Double glazed windows to side and front, further double glazed Velux window above, hardwood glazed personnel door, two pendant light fittings, exposed stone feature wall, access to :-

### SINGLE GARAGE

5.53m x 2.72m (18'1" x 8'11")

With electric up and over door to front, light and power laid on. Fitted work bench along with wall and base cabinet storage with further work surface.

### GROUND FLOOR BEDROOM THREE

3.21m x 2.68m (10'6" x 8'9")

With UPVC double glazed window overlooking rear garden, double radiator beneath, fitted wardrobe to one wall with dressing table and large mirror inset, ceiling cornice, open archway to :-

### HOME OFFICE/BEDROOM FOUR

2.91m x 2.65m (9'6" x 8'8")

With double glazed sliding patio door onto rear garden, double radiator, central light fitting and ceiling cornice.



### SHOWER ROOM

1.84m x 1.73m (6'0" x 5'8")

Fitted with coloured three piece suite comprising low flush w.c., floating wash basin and step in shower cubicle, part tiled walls and wood effect laminate floor covering. Double glazed window, chrome heated towel rail, medicine cabinet, large fitted mirror and two light fittings, ceiling cornice.

## FIRST FLOOR

### LANDING

A bright open landing space with large double glazed Velux window, double radiator beneath. Long eaves storage cupboard with wall mounted Ideal gas fired central heating boiler, fitted storage shelving and strip lighting, ceiling

cornice. Generous size airing cupboard with insulated water tank and linen storage shelving above.

### BEDROOM ONE

3.83m x 3.61m (12'6" x 11'10")

Double glazed window overlooking rear garden, fitted wardrobe the length of one wall, further fitted dressing table and access to eaves storage cupboard, radiator to side, central light fitting and ceiling cornice.



### BEDROOM TWO

3.85m x 3.12m (12'7" x 10'2")

Double glazed window to front, radiator beneath, deep eaves storage cupboard, central pendant light fitting and ceiling cornice.

### BATHROOM

3.1m x 2.82m (10'2" x 9'3")

A generous size house bathroom with two double glazed Velux windows and double radiator beneath, fitted with a traditional white four piece suite comprising low flush w.c., vanity wash basin with work surface and storage cupboards beneath, porcelain bidet and panelled bath with shower screen and handheld shower fitting above. Part tiled walls, heated towel rail, exposed timbers and central light fitting.

## TO THE OUTSIDE

A tarmac driveway provides off road parking for several vehicles and access to single garage.

## GARDENS

Decorative front garden set largely to lawn with shaped and well stocked flower beds housing a range of neatly maintained bushes, flowers and shrubs. Handgate to side leads along attractive stone flagged path to rear patio area providing idyllic seating area for outdoor entertaining and relaxation along with 'al-fresco' dining in the summer months enjoying south and westerly aspect, flooded with sunlight. Lawned gardens extend to rear and side of the property with neatly maintained hedgerow boundaries,