

**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.

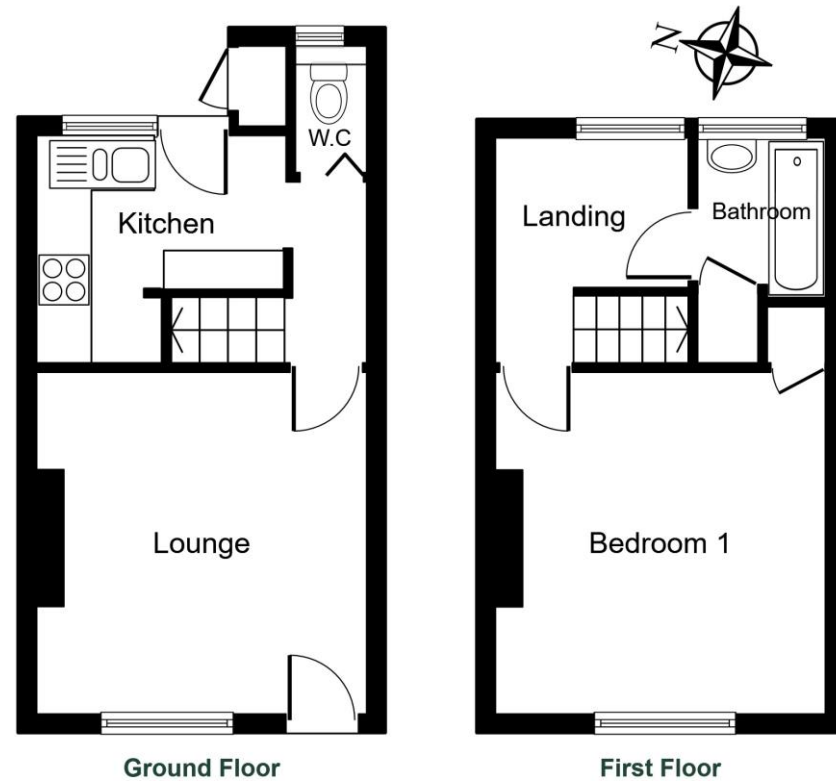
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**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 December 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		91
(81-91)	<b>B</b>		
(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>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



NOT TO SCALE For layout guidance only  
Total floor area 46.0 sq.m. (495 sq.ft.) Approx

**Boston Spa ~ 7 The Square, LS23 6AU**

A quirky end of terrace character cottage with private gardens and use of further communal green, quietly situated off Grove Road in the popular village of Boston Spa.

- Stone built end of terrace character cottage
- Generous size living room with wood burning stove
- Fitted kitchen with integrated appliances
- Private garden to front and benefit of outbuilding storage to side
- An opportunity to modernise and develop
- A popular village location

**£200,000** 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.



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

Travelling along Boston Spa High Street, turn right onto Grove Road at the Fox & Hounds public house. After a short time, turn right onto The Square where the property is situated on the right hand side identified with a Renton & Parr for sale board.



## THE PROPERTY

A stone built end of terrace cottage with character and charm, now providing scope and opportunity for modernisation.

The property benefiting from gas fired central heating and UPVC double glazed windows throughout in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

### LIVING ROOM

3.73m x 3.6m (12'2" x 11'9")

Entering through a double glazed UPVC front door into generous size living room with feature fireplace with stone hearth and surround and mantle piece with cast iron wood burning stove inset, double glazed window to front, double radiator beneath, central light fitting.



### INNER HALL

With staircase leading to first floor, radiator to side, pendant light fitting.

### DOWNSTAIRS W.C.

Fitted with a low flush w.c., double glazed window, central light fitting and extractor fan.

### KITCHEN

2.71m x 1.61m (8'10" x 5'3") widening to 2.49 m ( x 8'2") An 'L' shaped kitchen fitted with a range of Shaker style solid fronted wall and base units, cupboards and drawers. Integrated appliances include AEG double oven with four ring electric hob above, undercounter fridge and freezer along with automatic washing machine and tumble dryer, one and a half bowl sink unit with drainer and mixer tap above. Double glazed window and double glazed rear door, recess ceiling lighting and under pelmet lighting, wood effect laminate flooring.



## FIRST FLOOR

### LANDING

2.3m x 2.07m (7'6" x 6'9") max

Split staircase provides useful open landing space ideal for home office with double glazed window providing attractive open aspect, loft access hatch, central pendant light fitting.

### BATHROOM

1.64m x 1.4m (5'4" x 4'7")

Fitted with panelled bath with shower and screen above, pedestal wash basin, tiled walls with wood effect laminate flooring, double glazed window, chrome heated towel rail, useful storage cupboard with linen shelving, central light fitting.



### BEDROOM ONE

3.78m x 3.6m (12'4" x 11'9")

A generous size double bedroom with double glazed window to front, double radiator, useful storage cupboard, central light fitting.



## TO THE OUTSIDE

On-street parking is available to the front of the property. Flagged pathway around communal green to the front of the property leads to timber hand gate for No. 7 and private gardens.

## GARDENS

Set largely to lawn behind timber fence to the front of the property. Screened with a range of flowering bushes and shrubs and small trees, the garden extends to the side of the property with stone flagged pathway and gravel flower bed in front of large stone perimeter wall.



The property enjoys use of five external outbuildings each approximately 1.45m x 1.26m (4'9" x 4'1") providing useful storage. A flagged path extends to the rear of the property with outside water tap and boiler house containing wall mounted Ideal gas fired central heating boiler and further storage around. Hand gate to rear provides pedestrian right of way for refuse collection.

## COUNCIL TAX

Band A (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.