

shaped lawn and flower borders. There is a second patio area off the kitchen and outside water tap.

COUNCIL TAX

Band F (from internet enquiry).

SERVICES

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

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.

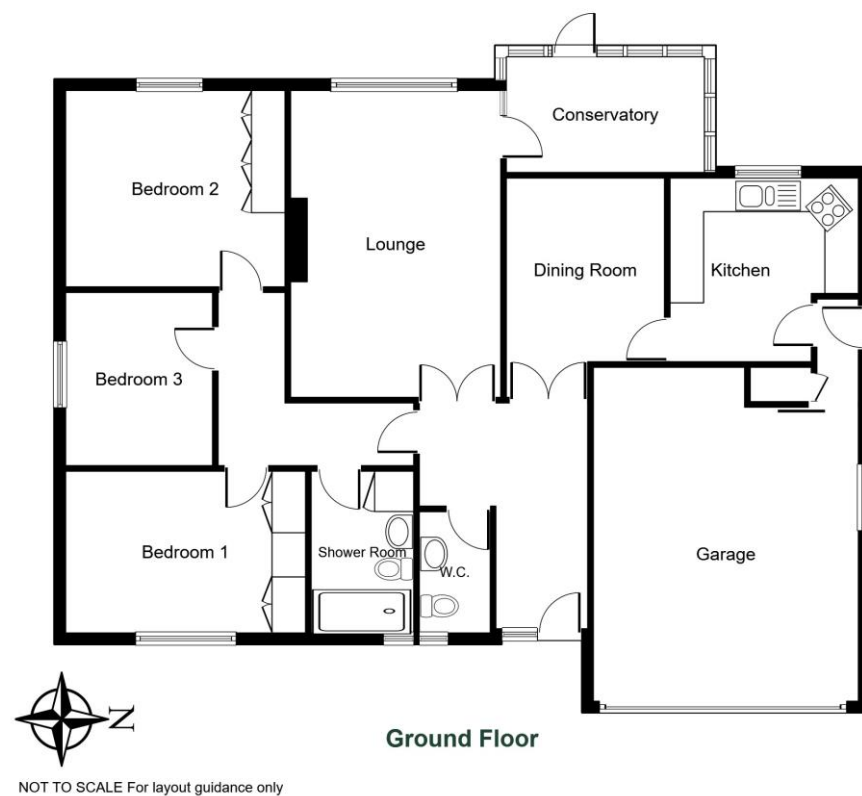
VIEWING

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

Details prepared February 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total floor area 138.9 sq.m. (1,495 sq.ft.) Approx (Including Garage)



Boston Spa ~ 32 Lonsdale Meadows, LS23 6DQ

An attractive stone built three bedroom detached bungalow enjoying an excellent position on this sought after development within walking distance of the High Street and its many amenities. No onward chain.

- Two reception rooms and conservatory
- Fitted kitchen with integrated appliances
- Three bedrooms and shower room
- Double garage and established well maintained gardens
- Scope for further extension, subject to planning approval

£595,000 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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CHARTERED SURVEYORS
ESTATE AGENTS
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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

Entering Boston Spa from the A1 proceeding along High Street turn right down Church Street. After a few hundred yards turn left into Lonsdale Meadows and following the road round to the left the property is then identified on the right hand side by a Renton & Parr for sale board.



THE PROPERTY

A rare opportunity to purchase a spacious well-proportioned three bedroom detached bungalow providing scope for cosmetic improvements and extensions, subject to planning approval.

The accommodation benefiting from gas fired central heating and double glazed windows, further comprises :-

ENTRANCE PORCH

ENTRANCE HALL

With UPVC entrance door and double glazed side screens, ceiling cornice, radiator.

CLOAKROOM / W.C.

Low flush w.c., pedestal wash basin with tiled splashback, radiator, ceiling cornice.

LOUNGE

5.49m x 3.78m (18'0" x 12'5")

Three wall light points, stone fireplace and hearth, double glazed window to rear, double glazed door to :-



CONSERVATORY

3.58m x 2.06m (11'9" x 6'9")

Tiled floor, double glazed units and door to rear garden.



DINING ROOM

3.94m x 2.95m (12'11" x 9'8") overall

Double glazed window to rear, ceiling cornice, radiator.



BREAKFAST KITCHEN

3.3m x 3.28m (10'10" x 10'9")

Range of wall and base units including cupboards and drawers, work surfaces with tiled surrounds, one and a half bowl stainless steel sink and mixer tap, integrated appliances including double oven, four ring gas hob with hood above, plumbed for automatic dishwasher, radiator, double glazed window to rear.



SIDE PORCH

With pantry, side entrance door and access to garage.

INNER HALL

Radiator, loft access. Alarm panel.

BEDROOM ONE

4.27m x 2.9m (14'0" x 9'6")

Including fitted wardrobes and dressing table, bedside cabinets, radiator, double glazed window to front.



BEDROOM TWO

3.89m x 3.51m (12'9" x 11'6")

Including fitted wardrobes with cupboards above, double glazed window overlooking garden to rear, radiator, ceiling cornice.



BEDROOM THREE

3.12m x 2.59m (10'3" x 8'6")

Double glazed window to side, radiator.

SHOWER ROOM

2.84m x 1.7m (9'4" x 5'7")

With walk-in shower, low flush w.c., pedestal wash basin, radiator, airing cupboard with insulated tank, tiled walls.

TO THE OUTSIDE

Block paved driveway to the front gives access to :-

DOUBLE GARAGE

4.57m x 5.99m (15'0" x 19'8") overall

Having electric up and over door, light, power and water. Plumbed for automatic washing machine, double glazed side window, Ideal gas fired central heating boiler, integral access store.

GARDENS



The property enjoys generous size well proportioned gardens affording a good degree of privacy having shaped lawns to the front and deep well-stocked borders. The side garden paved and gravelled in turn leading round to a private rear garden with established bushes and shrubs,