

to a rear stone flagged patio area, ideal for outdoor entertaining and relaxation along with 'al-fresco' dining in the summer months. The rear garden is set largely to lawn with timber fencing to three sides, gravelled borders and two raised planters provide space for adding herbaceous bushes and shrubs.



COUNCIL TAX

Band D (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

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 April 2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Boston Spa ~ 26 Thwaite Road, LS23 6FQ

A well presented contemporary three bedroom home situated in the popular village of Boston Spa. Conveniently located within level walking distance to local schools, shops and Boston Spa's excellent village amenities.

- A modern three bedroom semi-detached home
- Open plan kitchen / dining room
- Living room to front
- Master bedroom with fitted wardrobes and ensuite shower
- Private garden to rear
- Off street parking
- Excellent village location

£349,950 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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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 proceeding along the High Street towards Tadcaster. Turn right into Grove Road by the side of the Fox & Hounds public house. Continue along Grove Road and turn left onto Thwaite Road, follow the road round and the property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

Siting proudly within this modern and attractive development by Miller Homes is a beautifully presented three bedroom semi-detached home. Skilfully arranged over three floors, the tastefully decorated living accommodation in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALLWAY

Entering through double glazed composite front door into entrance hallway with staircase leading to first floor, radiator with decorative radiator cover, central light fitting, wood effect laminate flooring extending through to :-

LIVING ROOM

4.25m x 3.2m (13'11" x 10'5") max
Double glazed window to front with fitted shutters to inside and double radiator beneath, central pendant light fitting.



DOWNSTAIRS W.C.

Fitted with modern white suite comprising low flush w.c., pedestal wash basin with tiled splashback, small radiator to side, double glazed window, recess ceiling lighting and extractor fan.

KITCHEN/DINER

4.1m x 3.68m (13'5" x 12'0") max narrowing to 3.03m (9'11")
With modern Shaker style kitchen comprising range of wall and base units, cupboards and drawers, work surfaces with matching upstands. Integrated appliances include Zanussi double oven with grill function, fridge and freezer, slimline dishwasher and undercounter wine fridge, four ring gas hob with extractor hood above, one and a half bowl stainless steel sink unit with drainer and mixer taps. Space and plumbing for automatic washing machine, boiler cupboard housing wall mounted Potterton Promax gas fired central heating boiler, double glazed window overlooking rear garden and recess ceiling lighting. Attractive tiled flooring extending through to dining area with double glazed French style patio doors, double radiator to side and pendant light fitting.



FIRST FLOOR

LANDING

With double glazed window to side, double radiator with decorative radiator cover, two pendant light fittings.

BEDROOM TWO

4.12m x 2.57m (13'6" x 8'5") max into wardrobe
Two double glazed windows to rear, radiator beneath, mirror fronted sliding fitted wardrobe and further wardrobe cupboard, central pendant light fitting.



BEDROOM THREE

2.74m x 2.13m (8'11" x 6'11")
Double glazed window to front, radiator beneath and central pendant light fitting.



HOUSE BATHROOM

2.14m x 1.91m (7'0" x 6'3")
Fitted with a modern white three piece suite comprising low flush w.c., floating pedestal wash basin and panelled bath with hand-held shower fitting, part tiled walls, tiled flooring, radiator to side, recess ceiling lighting and extractor fan.

SECOND FLOOR

Turned staircase with double glazed window and small radiator beneath, staircase rises to :-

BEDROOM ONE

4.04m x 3.97m (13'3" x 13'0") to front of fitted wardrobe
A bright and airy principal bedroom with double glazed window to side, double glazed dormer window to front with double radiator beneath, mirror fronted sliding fitted wardrobes to one wall and central pendant light fitting.



EN-SUITE SHOWER

2.07m x 1.95m (6'9" x 6'4")
Fitted with a modern white suite comprising low flush w.c., floating vanity wash basin with storage drawers, step-in shower cubicle, part tiled walls with tiled floor, chrome heated towel rail, velux window, recess ceiling lighting and extractor fan.



TO THE OUTSIDE

Tarmac driveway provides off road parking along with additional parking space shared with neighbouring property. Stone flagged pathway leads to front door and extends to the side of the property. The side path extends