

COUNCIL TAX

Band C (from internet enquiry).

SERVICES

We understand mains water, electricity, gas and drainage are connected. Gas fired central heating installed.

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 April 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

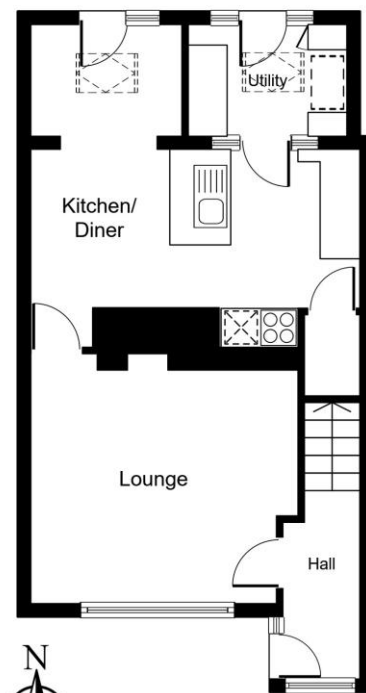


Boston Spa ~ 9 Park Road, LS23 6NH

An attractively presented three-bedroom terraced home offering excellent accommodation, available with no onward chain. Extended to the rear, together with landscaped enclosed gardens and parking an early inspection is recommended.

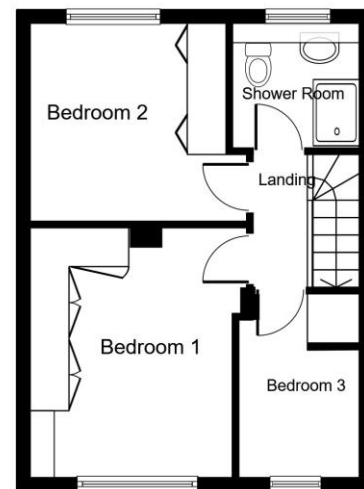
- Living room with wood effect flooring leading to dining kitchen with integrated appliances
- Utility room
- Three bedrooms, two with fitted wardrobes
- Modern shower room
- Enclosed low maintenance garden to rear and parking to the front
- A popular location within walking distance of the vibrant High Street

£279,950 PRICE REGION FOR THE FREEHOLD



Ground Floor

NOT TO SCALE For layout guidance only



First Floor

Total floor area 82.2 sq.m. (884 sq.ft.) Approx

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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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

Proceeding from Wetherby towards Boston Spa along the A168. At Wattlesyke roundabout follow the signs for Boston Spa and proceed along High Street. Turn right into Whickham Avenue and second left into Park Road where the property is identified on the left hand side by a Renton & Parr for sale board.



THE PROPERTY

A well-presented three bedroom mid-terrace house thoughtfully extended with gas fired central heating and double glazed windows, the accommodation in further detail comprises :-

GROUND FLOOR

ENTRANCE PORCH

Double glazed window and radiator, laminate floor, staircase to first floor.

LOUNGE

4.11m x 3.56m (13'6" x 11'8")

Wood effect floor covering, fireplace with wood burning stove, radiator, double glazed window.



DINING KITCHEN

5.11m x 3.05m (16'9" x 10'0")

Wood effect flooring, white fronted wall and base units including cupboards and drawers, worktops, integrated appliances including oven, hob with hood above, central breakfast bar with stainless steel sink unit and mixer tap, understairs cupboard, space for table and chairs.



SITTING AREA

2.31m x 1.75m (7'7" x 5'9")



A step down from the dining kitchen to a useful extension with Velux window, radiator, French doors to outside garden space.

UTILITY ROOM

2.44m x 1.45m (8'0" x 4'9")

Plumbed for automatic washing machine, double glazed windows and door, Velux window, cupboard housing gas fired central heating boiler.

FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE

3.96m x 3.05m (13'0" x 10'0")

Double glazed window to front, fitted wardrobes and dressing table, radiator.



BEDROOM TWO

3.05m x 3.02m (10'0" x 9'11")

With fitted wardrobes, double glazed window to rear, radiator.



BEDROOM THREE

2.92m x 1.93m (9'7" x 6'4") narrowing to 1.02m (3'4")

Double glazed window to front, radiator, bulk-head cupboard.

SHOWER ROOM

A modern suite comprising shower, low flush w.c., vanity wash basin with cupboards under, part tiled walls, heated towel rail, double glazed window.



TO THE OUTSIDE

Concrete driveway to the front providing parking for two vehicles. The rear garden has been landscaped to provide an attractive low maintenance outdoor space with patio area and artificial lawn, together with garden store.



In addition there is a single garage in a nearby garage block.