

HOUSE BATHROOM

Beautifully appointed and fitted with a modern white suite comprising low flush w.c., vanity wash basin with cupboards beneath, bath with tiled surround, matching floor tiles, large double walk-in shower cubicle, wall-mounted fittings, chrome heated towel rail, double glazed window to side, LED ceiling spotlights.

BEDROOM FIVE / HOME OFFICE

2.96m x 2.77m (9'8" x 9'1")
Currently used as a home office comprehensively fitted with wall cupboards and base units to all three sides, designated workstation, window to rear.

TO THE OUTSIDE

One of just three executive homes on this highly exclusive private development, Dovetails benefits from a generous "crunch gravelled" driveway providing off-street parking for multiple vehicles and serving access to a double integral garage.

DOUBLE GARAGE

5.4m x 5.4m (17'8" x 17'8")
With electric up and over door with light and power laid on, personnel door to rear.

GARDENS



To the front, a splendorous lawn garden with established borders and fenced perimeter, hand gate to side with stone flagged path leads to bin store and onto enclosed rear garden. A stone flagged patio spans across the full width of this impressive family home, creating various outdoor

seating areas, steps lead up to a raised patio with pergola creating a peaceful spot for outdoor entertaining and dining. Overlooking the beautifully maintained lawn garden, flanked by deep well stocked borders boasting a variety of established shrubs, bushes and trees, affording additional privacy. Outside water, outside power supply.

COUNCIL TAX

Band H (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.

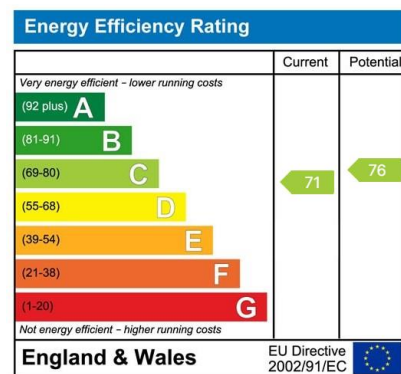
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 May 2024



Boston Spa ~ Dovetails, Holgate Lane, Boston Spa, LS23 6BN

Dovetails is a superb five-bedroom family home of generous proportion revealing beautifully presented and well thought out living accommodation, occupying arguably one of the most private and sought after positions within the village close to excellent amenities and peaceful riverside walks.

- Impressive five-bedroom detached family home
- Beautifully presented and tastefully decorated throughout
- Three spacious reception rooms
- Stunning open-plan dining kitchen, separate utility
- Principal bedroom with impressive dressing area and en-suite bathroom
- Bedroom two with en-suite

£1,395,000 PRICE REGION FOR THE FREEHOLD



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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 the village heading along the high street, pass St Marys Church on your left hand side and turn immediately left onto Holgate Lane. Dovetails is the third house on your left hand side.

THE PROPERTY

Built to an exceptional design and specification in the early 2000's, this much loved family home is offered to the open market for the first time since new. Occupying arguably one of the most sought after and secluded positions within the village the accommodation which benefits from gas fired central heating and double glazed windows in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALLWAY

Access gained via oak front door with glazed panelling, revealing generous hallway with impressive exposed oak staircase to first floor with useful understairs storage cupboard. Attractive oak floor covering which flows throughout a large portion of the ground floor accommodation.

DOWNSTAIRS W.C.

Heritage white suite comprising low flush w.c., vanity wash basin, cupboard beneath, marble tiled floor, window overlooking rear garden.

LIVING ROOM

5m x 5.5m (16'4" x 18'0")



A large walk in bay window to front elevation with fitted shutters and double radiator beneath, additional radiator in cabinet. Striking limestone fireplace with living flame coal effect gas fire, contemporary fitted wall lights, television aerial, double patio doors to rear.

DINING ROOM

4.4m x 3.5m (14'5" x 11'5")

An elegant dining space with comfortable space for large dining table and chairs, a pair of double sliding sash windows to rear, double radiator beneath, decorative ceiling cornice.



DINING KITCHEN

7m x 4.2m (22'11" x 13'9")



Superb bespoke kitchen by Clarity Arts fitted with a range of hand painted wall and base units, cupboards and drawers, granite work surfaces with matching upstand, inset sink unit with mixer tap and waste disposal. Quality integrated appliances including cooker with six ring gas hob and extractor hood above, dishwasher and space for American style fridge freezer. Large central island with matching work surfaces and hand painted cupboards and drawers beneath, in addition a tall bespoke unit provides ample storage space. Windows to front elevation reveal a delightful outlook over private lawned gardens with

established trees. Large floor tiles flow seamlessly through into adjacent dining area with walk in bay window to front, fitted shutters, radiator, television aerial, LED ceiling spotlights.



SNUG

4.4m x 3.3m (14'5" x 10'9")

Double patio doors leading out to rear garden, television aerial, attractive fireplace with living flame coal effect gas fire with tiled hearth, cast iron inset and timber mantle, complimentary double radiator.

UTILITY

5m x 1.8m (16'4" x 5'10")

With hand painted units and laminate worktops with matching upstand, oversized inset sink unit with mixer tap, space and plumbing beneath for washing machine and tumble dryer, windows to front elevation, partially vaulted ceilings having two velux windows, personnel door to rear.

FIRST FLOOR

GENEROUS LANDING AREA

With large window to front elevation revealing a pleasant outlook over mature lawned gardens, radiator beneath, telephone point.

PRINCIPAL BEDROOM

5.4m x 5.5m (17'8" x 18'0")



A simply stunning bedroom suite with partially vaulted ceiling and windows to front and rear elevation allowing an abundance of natural light to flood this space. A wealth of fitted bedroom furniture with bedside table and draws, loft access hatch, television aerial.

DRESSING AREA

5m x 2.5m (16'4" x 8'2")

Impressive dressing area with floor to ceiling wardrobes to two sides affording ample hanging space, shelving and draws along with dressing table. Natural light through a pair of windows to front with shutters.

EN-SUITE BATHROOM

Fitted with a stylish modern suite comprising low flush w.c. with concealed system, vanity wash basin with drawers beneath, large tiled bath, separate shower cubicle with attractive travertine wall tiles and matching floor tiles, window to rear, heated towel rail, fitted medicine cabinet with mirrored doors. Recess with heated towel rail.



BEDROOM TWO

4.4m x 3.3m (14'5" x 10'9")

With a pair of windows to rear elevation, radiator beneath, television aerial, doorway leading to :-

EN-SUITE SHOWER

White suite comprising low flush w.c., pedestal wash basin with tiled splashback, walk-in shower cubicle with Grohe wall mounted shower fittings, attractive travertine floor tiles, heated towel rail, windows to rear.

BEDROOM THREE

3.55m x 3.22m (11'7" x 10'6")

Lovely light room with a pair of windows to front elevation, radiator beneath, fitted bedroom furniture to three sides comprising floor to ceiling fitted wardrobes, matching bedside table and drawers, dressing table.

BEDROOM FOUR

3.67m x 3.53m (12'0" x 11'6")

With windows to front elevation, radiator beneath.