



TENURE

Freehold

COUNCIL TAX

Band E (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.

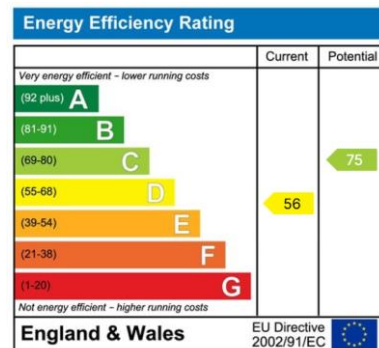
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries. Please note : Only the fixtures and fittings specifically 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 September 2024



Boston Spa ~ 4 Lee Orchards, LS23 6BJ

A rare opportunity to purchase a three bedroom detached Bungalow in the heart of Boston Spa, conveniently positioned within walking distance of bars and restaurants available on the vibrant High Stret of this popular village. Available with the benefit of no onward chain.

- Excellent cul de sac location
- L shaped lounge with dining area
- Extended Kitchen with modern units and appliances included
- Three bedrooms with fitted wardrobes
- Gas central heating and double glazed
- Loft potential
- Garage and driveway parking
- Mature well stocked gardens private and enclosed to rear

£495,000 PRICE REGION



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

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All-round excellence, all round Wetherby since 1950

Property Description:-

Favourably located in this sought after cul-de-sac in the very centre of Boston Spa, this individual detached bungalow offers a perfect blend of comfort and convenience.

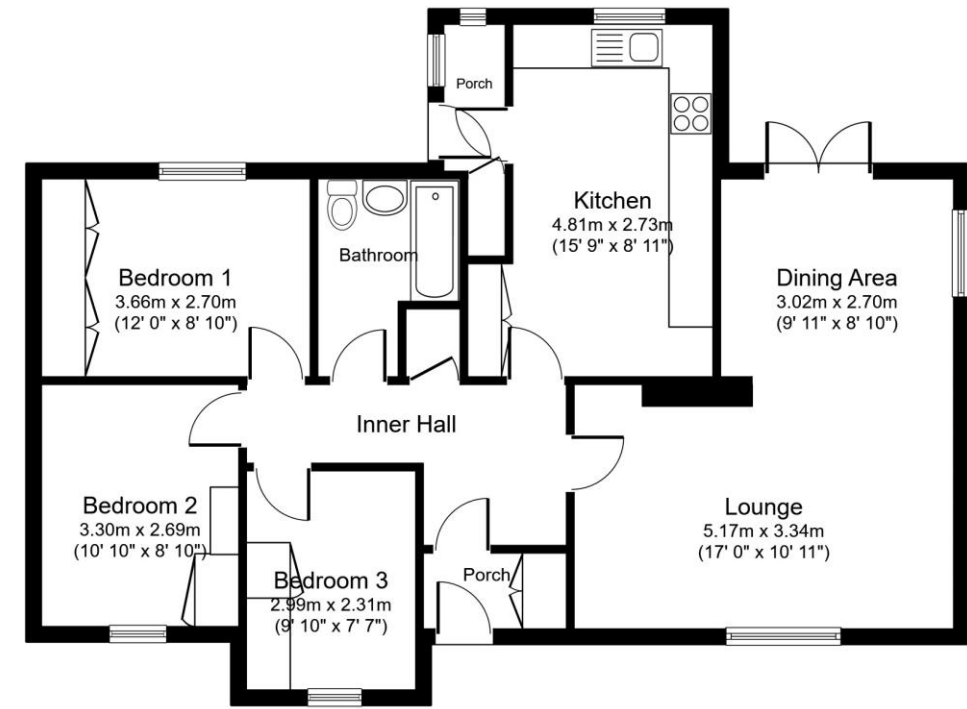
The property features a light and spacious L-shaped lounge with a dining area, the latter having French doors opening into the private rear garden. The extended kitchen is modern and well-equipped including double oven, hob and hood as well as free standing washing machine, dishwasher and fridge freezer. There is even a serving hatch to the dining area and a back door leads to the rear porch and boiler cupboard. Leading off the hallway there are three bedrooms all with fitted wardrobes and a modern part tiled bathroom with three piece white suite. There is also loft potential, providing scope for future expansion or additional storage.

The bungalow includes a garage and off-road parking, ensuring convenient and secure parking options.

The mature gardens at the rear of the property offer a private retreat, perfect for relaxation and outdoor activities. Located just minutes from excellent local amenities, this bungalow is ideally situated for those seeking a serene yet accessible lifestyle.

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.

Total floor area 85.8 sq.m. (924 sq.ft.) Approx



Ground Floor

NOT TO SCALE For layout guidance only

