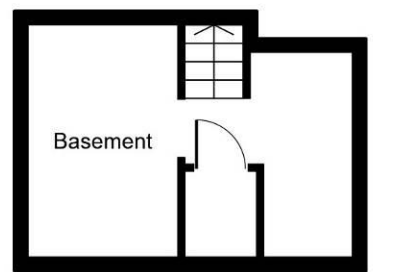


**VIEWING**

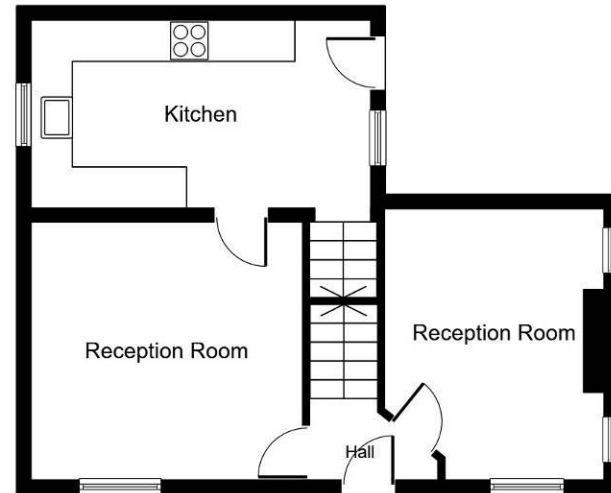
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared October 2022

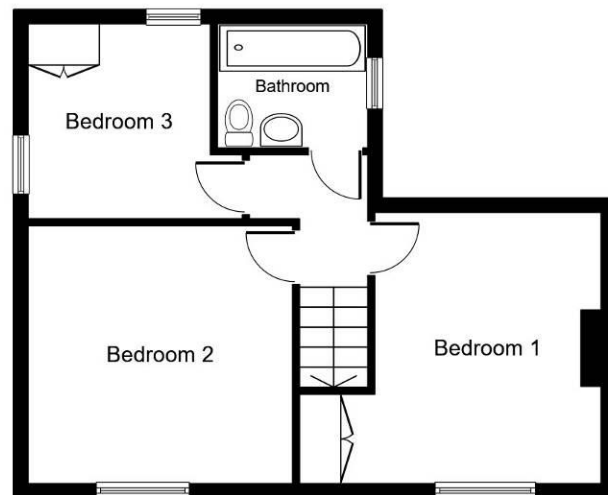
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



**Basement**



**Ground Floor**



**First Floor**



19 Church Street, Boston Spa, LS23 6DW

Total floor area 106.0 sq.m. (1,137 sq.ft.) Approx

NOT TO SCALE For layout guidance only



**Boston Spa ~ 19 Church Street, LS23 6DW**

A beautifully presented and modernised double fronted three-bedroom stone built detached cottage, boasting two reception rooms as well as breakfast kitchen, altogether located only moments away from the village High Street and an excellent array of amenities, shops, bars and eateries. No onward chain.

- Three bedroom stone cottage
- Two reception rooms
- Breakfast kitchen
- Useful converted cellar with store and study
- Attractive house bathroom
- Enclosed private garden
- Solar panels
- Driveway parking



**2 Recep**



**3 Beds**



**1 Bath**

**£450,000** PRICE REGION FOR THE FREEHOLD

**MISREPRESENTATION ACT**

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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

Travelling south from Wetherby on the A1 turn off signposted Boston Spa. Continue into the village and immediately passing the church on the left, turn right into Church Street. The property is situated on the left hand side identified by a Renton & Parr for sale board.



### THE PROPERTY

Having undergone a programme of modernisation and renovation this detached three bedroom period cottage now provides beautifully presented living accommodation, excellently positioned just off the popular High Street.

The accommodation which benefits from gas fired central heating, double glazed windows (in part), further detail giving approximate room dimensions comprises :-

### ENTRANCE HALL

Access gained via newly installed UPVC front door, staircase to first floor.

### LOUNGE

12'5" x 12'5" (3.8m x 3.8m)

With sliding sash windows to front elevation, radiator beneath, feature fireplace, T.V. aerial, exposed ceiling timbers, attractive wood effect laminate floor covering that flows through into :-



### BREAKFAST KITCHEN

15'8" x 8'6" (4.8m x 2.6m)

Fitted with a range of hand painted Shaker style wall and base units, cupboards and drawers, laminate worktops, tiled splashback. Inset sink unit with mixer tap, space for fridge freezer, space and plumbing for automatic washing machine, built in Smeg cooker with four ring gas hob and extractor hood above, integrated undercounter fridge with freezer compartment. Double glazed UPVC windows to both sides, radiator beneath, rear single door to patio. Doorway and steps leading down to :-



### CONVERTED CELLAR

9'10" x 9'2" (3m x 2.8m) overall

Split into a useful store room and small study area with attractive exposed vaulted ceiling, light and power laid on.

### FIRST FLOOR

#### BEDROOM ONE

12'1" x 10'5" (3.7m x 3.2m)

With sliding sash window to front elevation, attractive feature fireplace, fitted wardrobes to one side, single radiator.



#### BEDROOM TWO

12'1" x 11'5" (3.7m x 3.5m)

With sliding sash window to front elevation, radiator to side, feature fireplace, additional radiator.



#### BEDROOM THREE

8'10" x 8'10" (2.7m x 2.7m)

Dual aspect having double glazed window to rear and side elevation, radiator beneath, built in double wardrobe.



#### HOUSE BATHROOM

Fitted with a modern white suite comprising low flush w.c., pedestal wash basin, panelled bath with shower over, attractive wall and floor tiles, double glazed window to side elevation, radiator beneath.



### TO THE OUTSIDE

An enclosed lawned garden to side set behind a perimeter fence. Attractive stone path leading to rear courtyard ideal for outdoor entertaining and 'al-fresco' dining with direct access off the breakfast kitchen. Driveway providing off street parking and on-street parking available.



### COUNCIL TAX

Band F (from internet enquiry)

### 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.

