



With light and power laid on, fitted with its own network separate to the main dwelling. A pair of timber double doors and window to side.

ADJACENT STORE
Light and power laid on.

COUNCIL TAX
Band D (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.

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

Details prepared September 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EN SUITE SHOWER

Modern white suite comprising low flush WC, wash hand basin, walk in shower cubicle with tiled walls and floors, LED ceiling spotlights, extractor fan, chrome ladder effect heated towel rail.

TO THE OUTSIDE

To the front the property enjoys a crunch gravel drive providing off street parking for up to three vehicles.

GARDENS

Well stocked established rear garden boasting a variety of mature shrubs, bushes and plants, wooden fence perimeter, hard standing seating area to rear, raised wooden decked area with space for outdoor dining. Greenhouse and timber garden office.

GARDEN OFFICE

7'10" x 7'10" (2.4m x 2.4m)



Boston Spa ~ 69 Moor Side, LS23 6PN

An extended and modernised four-bedroom semi-detached family home with a skilfully converted loft revealing principal bedroom with storage and ensuite shower facility. Boasting a superb bespoke kitchen with dining area and direct access out to private rear garden.

- Four bed semi detached family home
- Principal bedroom with ensuite
- Bedroom three with ensuite
- Modern house bathroom
- Generous lounge to front
- Rear extension creating superb kitchen/diner
- Private rear garden

£425,000 OFFERS OVER FOR THE FREEHOLD

2 Recep
4 Beds
1 bath
2 en-suites

MISREPRESENTATION ACT

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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 along the A659 turn right on to Clifford Moor Road then first right into Heathfield Lane, at the T junction turn right on to Moorside. Follow the road round where the property will be identified on the left hand side by Renton and Parr For Sale board.



THE PROPERTY

An extended and much improved four bed semi detached family home, skilfully arranged over three floors, benefiting from loft conversion and rear extension, the accommodation now offers in excess of 1,400 square foot. Tastefully decorated and modernised throughout, the accommodation in further detail giving approximate room dimensions comprises:-

GROUND FLOOR

ENTRANCE PORCH

With recently fitted Rock front door with central glazed panel and a pair of double glazed units to the side, attractive floor tiles, internal door leading to:-

HALLWAY

With radiator in cabinet, attractive wooden panelling to hall, stairs and landing, decorative ceiling cornice.

LIVING ROOM

18'0" x 11'5" (5.5m x 3.5m)

With double glazed UPVC window to front elevation, double radiator beneath, attractive stone fireplace with gas fire within, television aerial, wood effect laminate floor covering, decorative ceiling cornice.



DINING AREA

11'9" x 8'6" (3.6m x 2.6m)

A lovely light space with a pair of double glazed patio doors to rear with windows to side, radiator, fitted storage housing Ideal gas fired central heating boiler. UPVC stable door to side, under stairs storage with pressurised water cylinder and space for fridge and freezer, LED ceiling spotlights, wood effect laminate floor covering that flows through a large opening into:-



FITTED KITCHEN

21'11" x 7'10" (6.7m x 2.4m)

A recently installed Nobilia kitchen with a range of bespoke wall and base units, cupboards and drawers, integrated appliances include two ovens, microwave with warming drawer, under counter wine cooler, dishwasher, fridge and

separate freezer, toughened laminate work tops with matching splashbacks, one and a quarter stainless steel sink unit with mixer tap, five ring gas hob with contemporary extractor hood above. LED ceiling spotlights as well as a pair of Velux windows to partially vaulted ceiling, further double glazed window to side elevation, pair of vertical radiators.



FIRST FLOOR

LANDING

With double glazed window to side elevation, return staircase to second floor.

BEDROOM TWO

14'1" x 11'5" (4.3m x 3.5m)

With double glazed UPVC window to front elevation, radiator beneath, fitted bedroom furniture to one side comprising wardrobes with ample hanging space, dressing table with drawers beneath as well as open shelving. Decorative ceiling cornice.



BEDROOM THREE

12'9" x 10'5" (3.9m x 3.2m)

With double glazed UPVC window to rear, radiator beneath, decorative ceiling cornice, television aerial.

ENSUITE SHOWER

White suite comprising low flush WC, vanity wash basin, walk in shower cubicle, tiled wall and floor tiles, chrome ladder effect heated towel rail, LED ceiling spotlights, extractor fan.

BEDROOM FOUR

9'2" x 6'6" (2.8m x 2.0m)

With double glazed UPVC window to front elevation, radiator beneath.

HOUSE BATHROOM

Modern white suite comprising low flush WC with concealed cistern, vanity wash basin with cupboards beneath, attractive wall and floor tiles, bath with shower above and shower screen, chrome ladder effect heated towel rail, double glazed windows to side and rear elevation, ceiling spotlights, extractor fan.



SECOND FLOOR

PRINCIPAL BEDROOM

22'3" x 12'5" (6.8m x 3.8m) plus wardrobe recess

A lovely light room with large double glazed window to rear revealing far reaching views towards the Hambleton Hills where the White Horse can be seen on a clear day. Double radiator beneath, pair of Velux windows to front elevation, partially vaulted ceiling, LED ceiling spotlights, fitted modern bedroom furniture to one side.