

established and mature tree specimens and bushes.

GARDEN TWO

A fantastic private garden with well tended lawn and borders, original brick wall to perimeter affording a good degree of privacy along with established trees, mature fruit trees, and raised flower bed.



POTTING SHED

16'4" x 13'1" (5m x 4m)

GARAGES

20'0" x 16'0" (6.1m x 4.88m)

Adjacent to garden two, there are two single garages each with manual up and over door, light and power laid on.

COUNCIL TAX

Band E (from internet enquiry).

TENURE

Leasehold. Held on the remainder of a 999 year lease commencing 1984. Ground rent £25 per annum. Service charge £75 per month.

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

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared February 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Boston Spa ~ 3 The Moorlands, LS23 6ED

A unique opportunity has arisen to acquire the first-floor apartment of this stunning former country house converted into four spacious apartments. Enjoying generous private garden grounds along with parking and two garages located on the outskirts of this highly popular village. Viewing strongly advised to appreciate the space of accommodation on offer.

- Three/four bedroom first floor apartment
- Private ground floor entrance
- 25" lounge and separate sitting room
- Kitchen/diner
- Original features throughout
- Superbly proportioned rooms
- Two garages
- Two mature gardens



2 Recep

3 Beds

1 Bath

£550,000 OFFERS OVER FOR THE LEASEHOLD

MISREPRESENTATION ACT

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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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Renton & Parr

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Premium

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

Entering Boston Spa from the A1/A168 along the High Street. The Moorlands is on the left hand side behind the high stone wall and approached through wrought iron gates immediately before Church Fields.

THE PROPERTY

The Moorlands is an impressive country house believed to date back to the 1820s set within walled and private grounds only a short walk to the centre of the village. No 3 is the first floor apartment with impressive original entrance flanked by a pair of original stone urns, enjoying an outlook to the east, west and southern aspect over private mature gardens. The spacious accommodation retains many original period features including ornate ceiling cornices, ceiling roses, panelled doors, sash windows and fire surrounds along with a delightful stained glass rooflight. Now benefiting from gas fired central heating, the accommodation in further detail comprises :-

GROUND FLOOR

Private entrance with modern double hardwood doors with double glazing panel and fan-light above, sash double glazed window to side, panelling, decorative ceiling cornice and ceiling rose, steps up to imposing inner door with large glass panel, windows to side. Attractive floor tiles.

RECEPTION HALLWAY

13'9" x 9'9" (4.19m x 2.97m)

With oak parquet floor covering, radiator, original staircase to first floor with heavy oak balustrade and ornate, spindles, ceiling rose.

LANDING/DINING AREA

17'9" x 19'5" (5.41m x 5.92m) overall

A fabulous light space with large original stained glass ceiling window, decorative ceiling cornices, deep skirting boards, two double radiators, with LED ceiling spotlights, currently used as a dining area.



LARGE WALK-IN STORE CUPBOARD

3'6" x 9'3" (1.09m x 2.82m)

LOUNGE

25' x 16' (7.62m x 4.88m)

A superb room for entertaining having three large sliding sash windows, two to front elevation and one to side revealing delightful views over the mature woodland garden and well-maintained garden grounds, two double radiators, decorative ceiling cornice, inset multifuel stove with original and most ornate and hand crafted wooden surround and mantle piece, T.V. aerial.



BEDROOM ONE

15'2" x 14'10" (4.62m x 4.52m)

A light and spacious room having original sliding sash windows to front and side elevation, two double radiators, built in wardrobes with shelving, further built-in wardrobe, decorative ceiling cornice.



BEDROOM TWO

16'7" x 9'11" (5.05m x 3.02m)

With large wooden frame side opening window to front elevation, double radiator, built in wardrobes.

BEDROOM THREE

9'5" x 6'3" (2.87m x 1.91m)

With original sliding sash window to front elevation, window seat and cupboards beneath, telephone point, decorative ceiling cornice, single radiator.

SITTING ROOM

19' x 16' (5.79m x 4.88m)

With sliding sash windows to side and rear elevation, two double radiators, multifuel stove surmounted upon a stone hearth and original hand carved oak surround and mantle, decorative ceiling cornice, T.V. aerial.



HOUSE BATHROOM

14'8" x 9' (4.47m x 2.74m)

A generous bathroom with traditional white suite comprising low flush w.c., pedestal wash basin, enamel bath with shower above and part tiled walls, large double glazed window to side elevation, double radiator beneath, airing cupboard with storage above, traditional chrome radiator.



KITCHEN/DINER

16'6" x 12'3" (5.03m x 3.73m)

Kitchen area is comprehensively fitted with a range of wall and base units, tiled worktops, inset four ring gas hob with extractor hood above, one and a quarter sink unit with mixer tap, integrated oven, space for fridge freezer, pantry cupboard, glass display cabinet, LED ceiling spotlights, wood effect laminate floor covering opening through into dining area with ample space for table and chairs, window to rear and side elevation, double radiator, LED ceiling spotlights. Recess currently housing washing machine and wall mounted gas fired Worcester Bosch boiler.



TO THE OUTSIDE

Sweeping tarmac drive off the High Street leads up to The Moorlands where there is comfortable visitor and resident parking on the right hand side. Coal shed, bin store and water tap.

GARDENS

Boasting two generous gardens.

GARDEN ONE

A long stretch running from the High Street all the way down to the side of the property boasting a variety of

