

approximations and are taken to the widest point.

Details prepared March 2021

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.

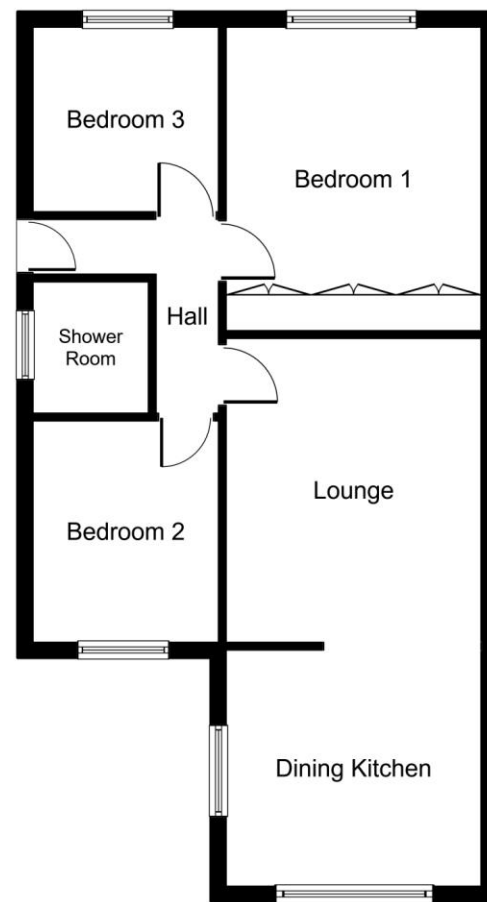
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



6 Clifford Moor Road, Boston Spa, LS23 6PG

NOT TO SCALE For layout guidance only



Boston Spa ~ 6 Clifford Moor Road, LS23 6PG

A well maintained and tastefully decorated three bedroom semi-detached bungalow benefiting from extended breakfast kitchen to rear with patio doors out onto delightful terraced gardens. Located in the ever popular village of Boston Spa available with the benefit of no onward chain.

- Three bedroom semi-detached bungalow
- Lounge, breakfast kitchen, modern shower room
- Gas fired central heating and double glazing throughout
- Tastefully decorated
- Off street parking, single garage
- Gardens to front and rear

£279,950 PRICE REGION FOR THE FREEHOLD


1 Recep


3 Beds


Shower room

MISREPRESENTATION ACT

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sales@rentonandparr.co.uk
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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

Proceeding from Wetherby south along the A168 towards Boston Spa and Tadcaster. Entering Boston Spa, Clifford Moor Road is on the right hand side and the property is identified on the right by a Renton & Parr for sale board.

THE PROPERTY

A well maintained and extended three bedroom semi-detached bungalow within level walking distance of Boston Spa amenities. The accommodation which benefits from gas fired central heating, double glazed UPVC windows and doors in further detail giving approximate room dimensions comprises :-

GROUND FLOOR ONLY

SIDE ENTRANCE

A covered side entrance with UPVC double glazed door.

INNER HALLWAY

With single radiator, loft access hatch and drop-down ladders leading to boarded loft space.

LOUNGE

14'2" x 11' (4.32m x 3.35m)

With attractive fireplace having electric fire with decorative surround, T.V. aerial, two single radiators, decorative ceiling cornice, large opening into :-



BREAKFAST KITCHEN

11' x 10' (3.35m x 3.05m)

With a range of wall and base units, cupboards and drawers to two sides, inset stainless steel sink unit and mixer tap, space for cooker, space and plumbing for automatic washing machine, tumble dryer and dishwasher. Benefiting from double glazed UPVC window to side and sliding double glazed patio doors to rear allowing an abundance of light into this breakfast kitchen with space for breakfast table and chairs.



BEDROOM ONE

14'4" x 11' (4.37m x 3.35m) plus wardrobe depth

A generous double bedroom with large double glazed UPVC window to front elevation, radiator beneath, fitted wardrobes to one side.



BEDROOM TWO

11' x 8'7" (3.35m x 2.62m)

With double glazed UPVC window to rear, radiator beneath, T.V. aerial.



BEDROOM THREE

10'8" x 8'9" (3.25m x 2.67m)

With double glazed window to front elevation, radiator beneath, fitted cupboards to one side, T.V. aerial.



SHOWER ROOM

A modern white suite comprising low flush w.c., vanity wash basin, walk-in shower cubicle with Triton electric shower, double glazed window to side, extractor fan, radiator.



TOTHE OUTSIDE

Wrought iron gates to front reveal driveway providing off street parking which extends down the side of the property leading to :-

SINGLE DETACHED GARAGE

With manual up and over door.

GARDENS

To the front, a parcel of lawn with deep well stocked flower borders boasting a variety of plants and bushes, established conifer hedging to front. To the rear, a level patio area with direct access off the breakfast kitchen, steps leading up to a further level seating area and greenhouse, deep flower borders to the side, beyond which a level lawn area, established hedging to the perimeter. Further steps at the head of the garden lead up to a final hardstanding patio with mature tree and hedged perimeter.



COUNCIL TAX

Band C (from internet enquiry)

GENERAL

Room measurements in these particulars are only