

COUNCIL TAX

Band C (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.

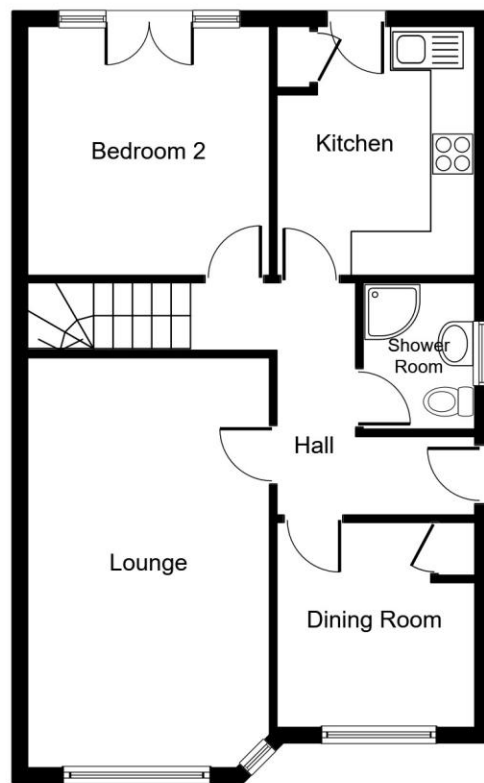
Photographs depict only certain parts of the property. It should not be assumed that the contents/ furnishings, furniture etc photographed are included in the sale.

VIEWING

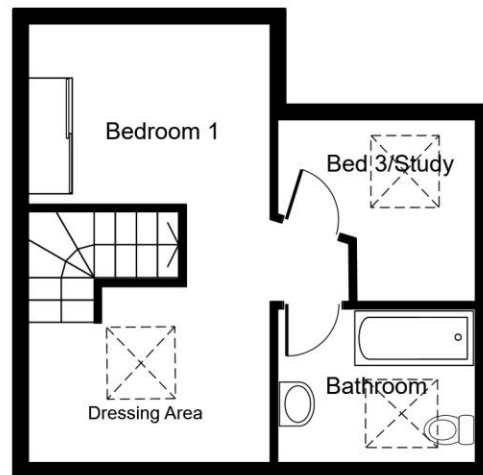
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared March 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

14 Clifford Moor Road, Boston Spa, LS23 6PG

Total floor area 90.3 sq.m. (972 sq.ft.) Approx

NOT TO SCALE For layout guidance only



Boston Spa ~ 14 Clifford Moor Road, LS23 6PG

A beautifully presented and modernised three-bedroom semi-detached bungalow with skilful loft conversion creating a delightful master bedroom with en-suite bathroom and study/bedroom three. Located on the outskirts of popular village with an excellent range of local amenities.

- Three bedroom semi-detached dormer bungalow
- Two reception rooms, recently fitted modern kitchen
- Downstairs shower room
- Attractive well-maintained gardens to front and rear
- Ample off street parking
- Single garage



2 Recep



3 Beds



2 Baths

£310,000 PRICE REGION FOR THE FREEHOLD

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.
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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

Modernised and tastefully decorated throughout this deceptively spacious dormer bungalow reveals light and well-balanced accommodation arranged over two floors. The accommodation which benefits from double glazed UPVC windows and doors, gas fired central heating and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

SIDE ENTRANCE

With covered UPVC double glazed door to side leading into :-

INNER HALLWAY

Radiator in cabinet, returned staircase to first floor.

LOUNGE

16' 6" x 11' (5.03m x 3.35m)

With large walk-in bay window to front with UPVC double glazed windows and secondary glazing, double radiator beneath, T.V. aerial, decorative ceiling cornice, fireplace with "living flame" coal effect gas fire, additional radiator.



DINING ROOM

9' 3" x 8' 9" (2.82m x 2.67m)

With double glazed UPVC window to front, radiator beneath, meter cupboard and airing cupboard above.

KITCHEN

11' 10" x 8' 10" (3.61m x 2.69m)

Recently fitted with a contemporary kitchen comprising gloss wall and base units, Quartz worktop with matching up-stand and splashback, inset one and a quarter stainless steel sink unit with mixer tap, integrated appliances include fridge and freezer, cooker, five ring gas hob with extractor hood above, automatic washing machine, useful pantry cupboard. Double glazed UPVC window to rear along with stable door, single radiator, wood effect laminate floor covering, LED ceiling spotlights, decorative ceiling cornice.



BEDROOM TWO

11' 4" x 11' (3.45m x 3.35m)

With useful understairs store cupboard, double glazed windows and double patio doors to rear, wall lights, decorative ceiling cornice.



SHOWER ROOM

An attractive white suite comprising low flush w.c., with concealed cistern, vanity wash basin with cupboards beneath, walk-in shower cubicle, part tiled walls, double radiator, wood effect laminate floor covering, double glazed window to side, extractor fan.

FIRST FLOOR

MASTER BEDROOM

20' x 10' 10" (6.1m x 3.3m)

A superb bedroom space with double glazed UPVC windows to rear elevation, radiator beneath, fitted double wardrobes, exposed wooden floor boards, generous dressing area with eaves storage, Velux window, LED ceiling spotlights, decorative ceiling cornice.



BATHROOM

A white suite comprising pedestal wash basin, low flush w.c., panelled bath with Mira shower above, part tiled walls, useful eaves storage, chrome ladder effect heated towel rail, Velux window, ceiling spotlights.



BEDROOM THREE/STUDY

8' 8" x 8' 5" (2.64m x 2.57m)

With double glazed UPVC window to side elevation, radiator beneath, Velux window, eaves storage.



TO THE OUTSIDE

"Crunch-gravel" driveway to the front provides comfortable off-street parking, wooden gate to the side reveals and extended driveway leading to :-

DETACHED SINGLE GARAGE

15' 2" x 9' 1" (4.62m x 2.77m)

With electric roller door, light and power laid on. Window to side.

GARDENS

A raised level front lawn with retaining brick wall, flower beds, laurel hedge to perimeter. To the rear, a stone flagged patio area with access off modern kitchen (and bedroom two) providing the ideal space for outdoor entertaining, steps up to a level lawned garden with neat borders to one side, raised beds to the rear. At the back of the garage is a useful store area along with garden shed.

