laid mainly to lawn behind a stone wall. Attractive stone flagged patio area, ideal for outdoor relaxation. Wooden handgate to side reveals a further hardstanding area, ideal for bin store or additional parking serving access to:-

# **DETACHED SINGLE GARAGE**

With manual up and over door, single door to side, outside water tap.

# REAR GARDEN

Set mainly to lawn with soft play wood chip area to rear currently housing trampoline. Garden shed.

### COUNCILTAX

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.

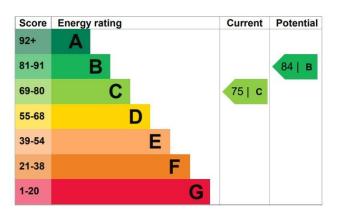
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

### **VIEWING**

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

Details prepared March 2021





### MISREPRESENTATION ACT

Renton & Parr Ltdfor 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.
- 2. All descriptions, dimensions, references to condition and necessary per mission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.





# Boston Spa ~ 35 Clifford Moor Road, LS23 6NU

A deceptively spacious and most tastefully presented three bedroom semi-detached home boasting a superb open plan kitchen/ diner and generous sun lounge to rear. With gardens to front and rear along with comfortable off-street parking.

- Three bedroom semi-detached
- Superb open plan kitchen/diner
- Separate snug and garden room
- Popular location close to primary and secondary schools
- · Gardens to front and rear
- Early viewing advised

£325,000 OFFERS OVER FOR THE FREEHOLD









CHARTERED SURVEYORS ESTATE AGENTS VALUERS 01937 582731 sales@rentonandparr.co.uk rentonandparr.co.uk

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 ½ 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 left by a Renton & Parr for sale board.

### THE PROPERTY

Modernised and tastefully decorated throughout this three bedroom semi-detached family home benefits from generous open living to ground floor, double glazed UPVC windows and doors throughout along with LED ceiling spotlights. The accommodation in further detail giving approximate room dimensions comprises:-

### **GROUND FLOOR**

### **ENTRANCE HALL**

Access gained via UPVC front door with double glazed window to side, attractive oak floor covering that covers the majority of the downstairs accommodation, returned staircase to first floor with useful cloaks storage beneath, single radiator.

# DOWNSTAIRS W.C.

Tastefully decorated with tongue & groove wall panelling to part, white low flush w.c., vanity wash basin, double glazed window to side, LED ceiling spotlight.

# SNUG

10'9"x 10'5"(3.3m x 3.2m)



With double glazed UPV C window to front elevation, T.V. aerial, decorative ceiling cornice, single radiator.

# KITCHEN/DINER

22'11"x 13'1"(7mx 4m)





A fantastic open plan kitchen diner with ample space for dining table and chairs, gas stove, LED ceiling spotlights, double radiator. A generous kitchen fitted with a range of Shaker style wall and base units, cupboards and drawers, Quartz worktops with matching upstand, inset stainless steel sink unit with mixer tap, integrated dishwasher, induction Neffhob with extractor hood above, space for American style fridge freezer, twin Neff cooker to side, double glazed UPVC window to rear, LED ceiling spotlights.

### SIDE PORCH

With glazed UPVC side door with access to large hard standing area currently used as a seating area, double glazed windows to side and rear elevation, exposed brick, attractive floor tiles, space and plumbing for automatic washing machine, archway leading into:

# **USEFUL STORE ROOM**

With wall mounted Worcester Bosch boiler, LED ceiling spotlight.

### **GARDEN ROOM**

17'0"x 9'10"(5.2m x 3m)

A light and spacious room with double glazed UPVC windows to three sides along with Velux windows to roof, double patio doors leading out to rear garden, double radiator, T.V. aerial, wall light and LED ceiling spotlights.



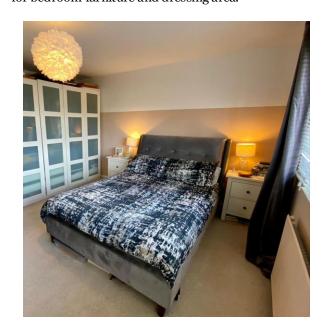
### FIRST FLOOR

### LANDING AREA

With double glazed UPVC window to front elevation, radiator beneath, LED ceiling spotlight, airing cupbo ard, useful store cupboard, loft access hatch.

### **MASTER BEDROOM**

14'1"x 12'9" (4.3m x 3.9m) to widest part A good size double bedroom with double glazed UPVC windows to rear elevation, radiator beneath, ample space for bedroom furniture and dressing area.



# **BEDROOM THREE**

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

With double glazed UPV C window to rear, double radiator.

### **BEDROOM TWO**

10'9"x 10'5"(3.3m x 3.2m)

With double glazed UPV C window to front elevation, radiator beneath, laminate wood effect floor covering.



# **HOUSE BATHROOM**

Recently fitted with a most attractive suite comprising large vanity wash basin with drawers beneath, bath with "drencher" shower and detachable handpiece above, shower screen, attractive wall and floor tiles, black ladder effect heated towel rail, double glazed UPVC window to side, LED ceiling spotlights.



# **SEPARATETOILET**

A white low flush w.c., vanity wash basin with tiled splashback, Travertine floor tiles, double glazed UPVC window to side, LED ceiling spotlights.

### TOTHE OUTSIDE

Driveway to front providing comfortable off-street parking, picket fence and handgate leading to front garden which is