

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.

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		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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


3 Recep


3 Beds


1 Bath

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

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 UPVC window to front elevation, T.V. aerial, decorative ceiling cornice, single radiator.

KITCHEN/DINER

22'11" x 13'1" (7m x 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 Neff hob 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 cupboard, 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 UPVC window to rear, double radiator.

BEDROOM TWO

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

With double glazed UPVC 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.



SEPARATE TOILET

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

TO THE OUTSIDE

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