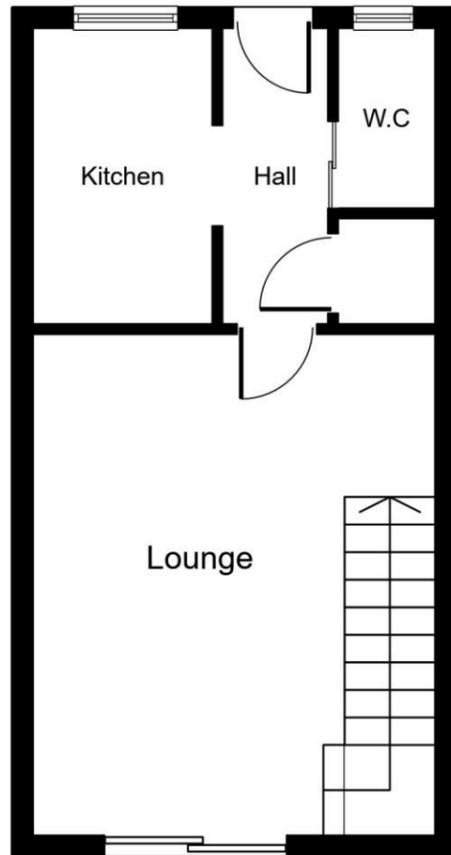


YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

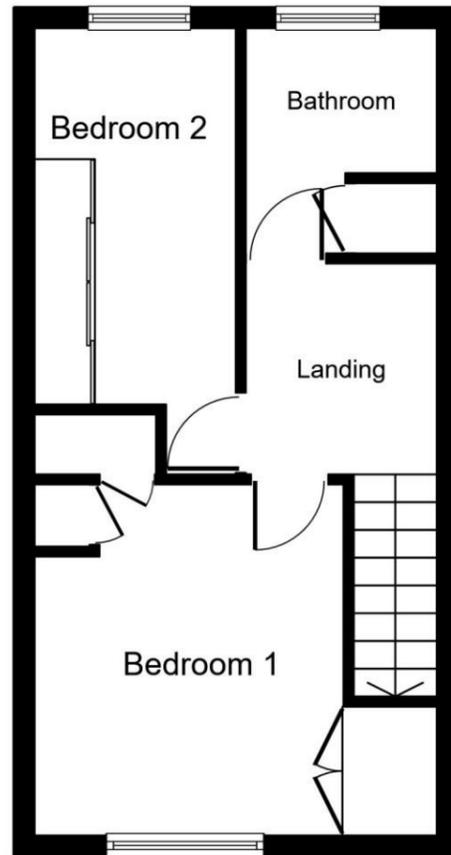
Details prepared May 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Floor Area 32.1 sq.m. (346 sq.ft.) Approx



First Floor

Floor Area 32.1 sq.m. (345 sq.ft.) Approx

10 Hall Mews, Boston Spa, Wetherby

Total floor area 64.2 sq.m. (691 sq.ft.) Approx

NOT TO SCALE For layout guidance only



Boston Spa ~ 10 Hall Mews, Clifford Road, LS23 6DT

An attractive and well-presented two-bedroom town house within this sought after complex reserved for those aged 55 years and over. Pleasantly located in a mature courtyard setting, close to the centre of Boston Spa and all its amenities.

- Refurbished accommodation with modern kitchen and shower room
- Two bedrooms with fitted wardrobes, cupboards and drawers
- Downstairs toilet and useful store cupboard
- Attractive patio area
- Beautifully maintained communal gardens
- No onward chain



£182,500 OFFERS IN REGION OF FOR THE LEASEHOLD 1 Recep

2 Beds

1 Bath

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.
2. All descriptions, dimensions, references to condition and necessary permission 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 whatsoever in relation to this property.



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 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 proceeding along High Street, turn right down Clifford Road, opposite the village hall. Hall Mews is the second turning on the left.

THE PROPERTY

A particularly well presented two bedroom mid-townhouse within this sought after complex reserved for the over 55's. Benefiting from modern kitchen and shower room, together with downstairs toilet. The accommodation benefits from gas fired central heating, double glazed UPVC windows and doors and in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALL

With modern composite front door, single radiator, useful store cupboard with space for tumble dryer and freezer as well as cloaks hanging space.

DOWNSTAIRS W.C.

An updated white suite comprising low flush w.c., with concealed cistern, vanity wash basin with cupboard beneath and shelves, double glazed UPVC window to front, chrome ladder effect heated towel rail, part tiled walls.

KITCHEN

8'6" x 5'10" (2.6m x 1.8m)
Fitted with a modern range of wall and base units, cupboards and drawers, with laminate rolled work surfaces, inset Franke stainless steel sink unit with mixer tap, automatic washing machine beneath, along with twin cooker with four ring gas hob, integrated fridge, (white goods included in sale) tiled splashback, double glazed UPVC window to front elevation, tile effect vinyl floor covering.



LIVING ROOM

17'0" x 13'9" (5.2m x 4.2m)

A generous room with "Living Flame" coal effect gas fire, attractive polished stone surround and mantle, T.V. aerial, two radiators, wall light points, staircase to first floor, double glazed sliding patio doors leading out onto attractive stone flagged patio area with communal gardens beyond.



FIRST FLOOR

LANDING AREA

With loft access hatch to fully boarded loft, drop down ladder.

DOUBLE BEDROOM ONE

8'10" x 10'5" (2.7m x 3.2m)

With fitted bedroom furniture to three sides providing generous storage along with matching bedside table, double glazed UPVC window to rear elevation, radiator beneath, telephone point.



BEDROOM TWO

13'9" x 6'6" (4.2m x 2m)

With fitted wardrobes to one side as well as matching drawers, double glazed UPVC window to front elevation, radiator beneath.

SHOWER ROOM

A modern white suite comprising low flush w.c., with concealed cistern, vanity wash basin with cupboards and drawers beneath as well as open shelving, generous walk-in shower cubicle with Mira shower fitting, part tiled walls, chrome ladder effect heated towel rail, double glazed UPVC window to front. Airing cupboard with shelves above.



TO THE OUTSIDE

Allocated parking as well as visitor parking available.

GARDENS

As a whole the Hall Mews development enjoys beautifully maintained communal gardens. The property also benefits from a private stone flagged patio area with space for seating (accessed off living room). Outside bin store with key safe.



TENURE

Leasehold. 93 years remaining. Monthly service charge £120.34 including ground rent, alarm system and building insurance.

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

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.

