



Renton  
& Parr

*Premium*

WHITECRAIGS | CLIFFORD ROAD | BOSTON SPA | WETHERBY  
WEST YORKSHIRE | LS23 6DB

WHITECRAIGS, CLIFFORD ROAD, BOSTON SPA, WETHERBY, WEST  
YORKSHIRE, LS23 6DB

**An impressive five-bedroom modern detached house of exceptional quality and functional design boasting generous living accommodation of approximately 3,200 sq ft set in a 1/4 acre plot with large south facing garden in the heart of one of the most popular villages in Yorkshire.**

Whitecraigs is a superb family home set behind a low stone wall with mature hedges and trees to the perimeter boundaries. A large tarmac driveway with turning bay provides comfortable parking for multiple vehicles and extends down the side of the property revealing a generous double garage. An impressive oak front entrance porch leads into a large entrance hallway with eye-catching oak staircase and glass balustrade up to a spacious galleried landing. Off the hallway is a generous home office, a most practical boot room with cloakroom/w.c. Three good sized reception rooms including, lounge, separate dining room and family room with the hub of the house being the fabulous living kitchen area boasting a superb Jeremy Wood fitted kitchen with Miele oven and quality integrated appliances. A large central island skilfully connecting the kitchen and living area. Separate utility with integrated appliances and matching granite worktops.

To the first floor, master bedroom suite comprising generous double bedroom, en-suite dressing room and luxury shower room, two further double bedrooms with modern en-suite shower facilities. The house bathroom is of particular significance revealing a luxury oversized bath, Hans Grohe fixtures and fittings and sensational Porcelanosa large square wall and floor tiles. There are two further double bedrooms which complete the internal accommodation.

The gardens are enclosed to both front and rear, the rear being a particular feature of the property with a large south facing lawn with mature trees to side. There is also a splendid Indian stone flagged patio area creating the perfect space for outdoor entertaining and 'al-fresco' dining.

Whitecraigs is a newly finished development where quality and attention to detail throughout has been apparent. This superb five bedroom detached family home is offered to the open market with the benefit of no onward chain, a 7 year architectural warranty, newly installed double glazed UPVC windows throughout, LED ceiling lighting and underfloor heating to the entire ground floor accommodation., en-suites and house bathroom.





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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

From Wetherby proceeding towards Boston Spa along the A168 parallel to the A1 following the signs for Boston Spa. Proceeding along the village Main Street, turn right into Clifford Road and the property is identified on the right-hand side by a Renton & Parr for sale board almost opposite Grove Road.

### THE PROPERTY

Recently constructed by Shepstone Homes, Whitecraigs will surely appeal to the discerning purchaser seeking a stylish and functional family home with generous south facing garden, located within minutes walk of this popular village High Street.

Gas fired central heating installed as well as underfloor heating to the ground floor, together with double glazed UPVC windows and aluminium bi-folds to rear.

The accommodation in further detail comprises :-

## GROUND FLOOR

### IMPRESSIVE ENTRANCE HALL

With solid oak hardwood front door and opaque glazed panel to side, attractive oak floor covering along with oak staircase and glass balustrade, LED ceiling spotlights.

### BOOT ROOM

12' 5" x 4' 7" (3.8m x 1.4m)  
With fitted oak bench to one side along with storage and hanging space, tongue & groove walling, LED ceiling spotlights, internal door leading to :-

### DOWNSTAIRS W.C.

With a continuation of the stylish floor tiles. An attractive white suite comprising vanity wash basin with cupboard beneath, low flush w.c., with concealed cistern, double glazed UPVC window to side, LED ceiling spotlights, extractor fan.

### LOUNGE

16' 4" x 14' 9" (5m x 4.5m)  
With large double glazed UPVC window to front, wall lights, LED ceiling spotlight, recess with provision for T.V.

### DINING ROOM

16' 0" x 12' 1" (4.9m x 3.7m)  
With large double glazed UPVC window to front elevation, T.V. aerial, LED ceiling spotlights.

### HOME OFFICE

16' 4" x 8' 6" (5m x 2.6m)  
With double glazed UPVC window to side elevation, LED ceiling spotlights.

## STUNNING KITCHEN

25' 11" x 13' 1" (7.9m x 4m)  
Comprehensively fitted with a bespoke Jeremy Wood kitchen comprising a range of wood hand sprayed wall and base units, cupboards and drawers, integrated appliances include Miele oven with warming drawer beneath, dishwasher, inset twin stainless steel sink unit with instant boiler tap, five ring induction hob with extractor hood above, granite worktops, integrated fridge, large central island with wine cooler and base ?? drawers, large stone floor tiles that flow through into dining area providing ample space for dining table and chairs with large aluminium three-leaf bi-fold leading out to rear garden, LED ceiling spotlights above.

### UTILITY ROOM

13' 1" x 5' 10" (4m x 1.8m)  
Fitted with a range of matching wall and base units, cupboard housing Logic gas fired central heating boiler, integrated fridge/freezer, matching worktop with inset Belfast sink unit.

### FAMILY ROOM

14' 1" x 13' 1" (4.3m x 4m) A lovely light room with large double glazed UPVC window to rear overlooking south facing garden, T.V. aerial, wall lights, LED ceiling spotlights.

## FIRST FLOOR

### GALLERY LANDING

25' 7" x 8' 10" (7.8m x 2.7m) overall  
With large double glazed UPVC window to front elevation, radiator beneath, LED ceiling spotlights, airing cupboard housing large pressurised water cylinder,

loft access hatch with drop-down ladders leading to generous loft space.

### MASTER BEDROOM

13' 1" x 12' 5" (4m x 3.8m) plus doorway  
A superb master bedroom with large glazed Juliette double doors to rear, two vertical radiators, LED ceiling spotlights, T.V. aerial. Doorway leading to :-

### DRESSING ROOM

9' 2" x 8' 6" (2.8m x 2.6m)  
With radiator, LED ceiling spotlights.

### LUXURY EN-SUITE SHOWER ROOM

8' 2" x 7' 2" (2.5m x 2.2m) Finished to an excellent standard with stylish suite comprising 'his & her's' vanity wash basin, cupboards beneath, black mixer taps, white low flush w.c., large walk-in shower cubicle with matching Hans Grohe black shower fittings, recessed niche with LED downlighter, chrome ladder effect heated towel rail, LED ceiling spotlights, extractor fan, beautiful marble effect floor and wall tiles, underfloor heating, double glazed UPVC window to side elevation.

### BEDROOM TWO

18' 4" x 14' 5" (5.6m x 4.4 m) overall  
A most spacious bedroom with large double glazed UPVC windows to rear, radiator beneath, LED ceiling spotlight, two T.V. aerials, doorway leading to :-

### EN-SUITE SHOWER

A most attractive suite comprising white low flush w.c, with concealed cistern, floating vanity wash basin with drawer beneath, large walk-in shower cubicle with polished chrome Hans Grohe shower fittings, recess niche with LED



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downlighter, LED ceiling spotlights, attractive floor and wall tiles with underfloor heating, double glazed UPVC window to side, chrome ladder effect heated towel rail, extractor fan.

### BEDROOM THREE

16' 4" x 14' 9" (5m x 4.5m) overall  
With large double glazed UPVC window to front elevation, radiator beneath, LED ceiling spotlight, T.V. aerial.

### EN-SUITE SHOWER

A most attractive suite comprising white low flush w.c. with concealed cistern, floating vanity wash basin with drawer beneath, large walk-in shower cubicle with polished chrome Hans Grohe shower fittings, recess niche with LED downlighter, LED ceiling spotlights, attractive floor and wall tiles with underfloor heating, double glazed UPVC window to side, chrome ladder effect heated towel rail, extractor fan.

### BEDROOM FOUR

16' 4" x 12' 1" (5m x 3.7m)  
With double glazed UPVC window to front elevation, radiator beneath, T.V. aerial, LED ceiling spotlights.

### BEDROOM FIVE

12' 1" x 9' 2" (3.7m x 2.8m) plus doorwell  
With double glazed UPVC window to rear elevation, radiator beneath, T.V. aerial, LED ceiling spotlights.

### SUPERB HOUSE BATHROOM

Beautifully presented and equipped with a luxury suite comprising large vanity wash basin with drawer beneath, white low flush w.c., generous full width bath boasting Hans Grohe fittings, large square wall and floor tiles, underfloor heating, double glazed UPVC window to side, chrome ladder effect heated towel rail.

### TO THE OUTSIDE

A generous tarmac drive with turning bay serves access to the property providing comfortable off-street parking for multiple vehicles, extending down the side of the property leading to :-

### DETACHED DOUBLE GARAGE

20' 4" x 19' 8" (6.2m x 6m)  
With electric roller doors, light and power laid on.

### GARDENS

The front garden is laid mainly to lawn behind an attractive stone wall, with electrical provisions for security gates to front, established hedging to both sides offers a good degree of privacy. The rear garden boasts a superb Indian stone flagged patio area with direct access off kitchen diner beyond which a large south facing lawned garden with deep borders to side, established trees and hedging provides privacy as well as an array of colours. Outside water tap and lighting to front and rear.

**COUNCIL TAX** To be assessed.

### 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 etc photographed are included in the sale.

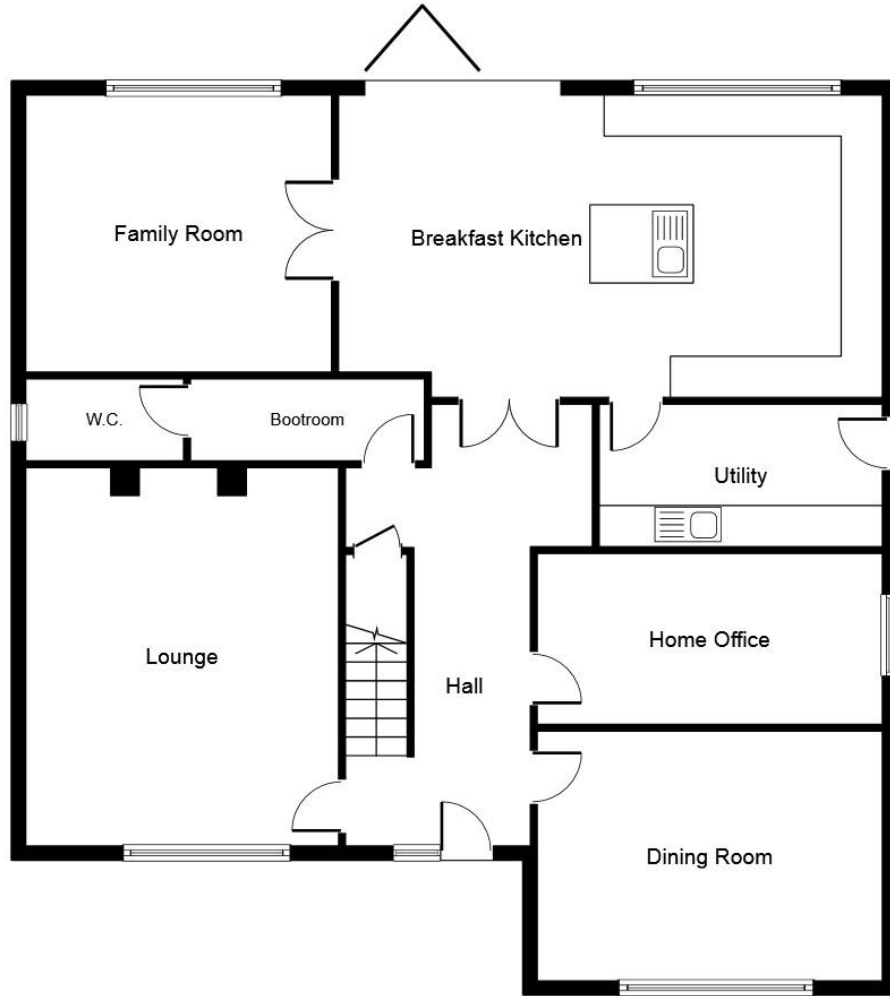
### VIEWING

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		
69-80	C	74   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total floor area 297.3 sq.m. (3,200 sq.ft.) Approx (Excluding garage)



**Ground Floor**



**First Floor**

Whitecraigs, Clifford Road, Boston Spa, LS23 6DB

NOT TO SCALE For layout guidance only



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# Renton & Parr

47 Market Place, Wetherby, West Yorkshire LS22 6LN

T: 01937 582731 | F: 01937 587578 | E: [sales@rentonandparr.co.uk](mailto:sales@rentonandparr.co.uk) | W: [rentonandparr.co.uk](http://rentonandparr.co.uk)



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