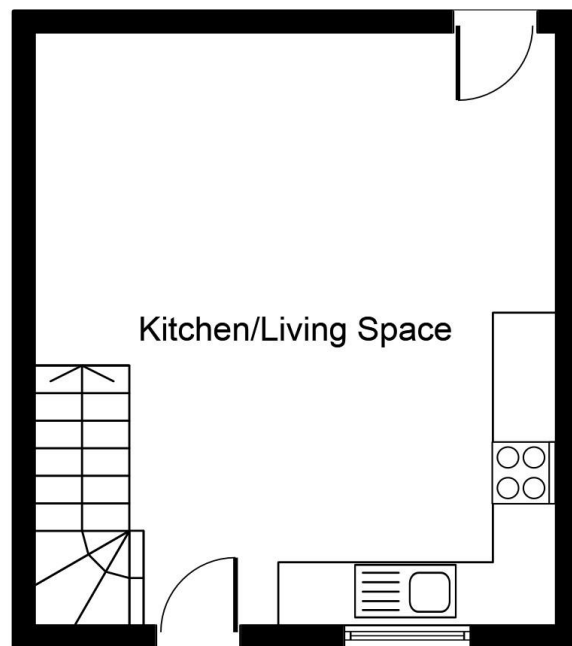
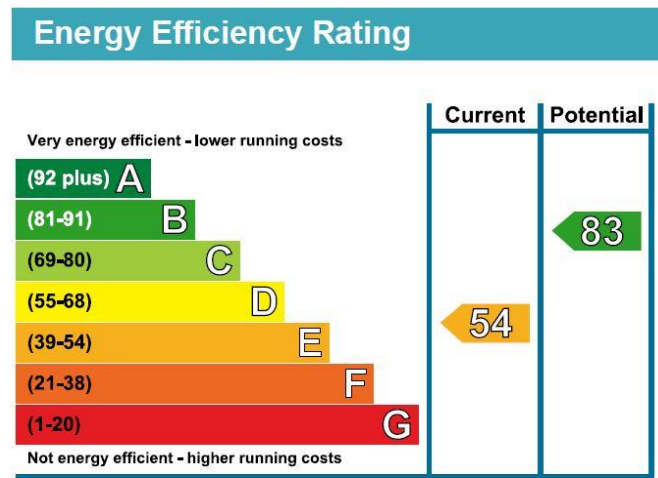


lender will require a charge on the property.

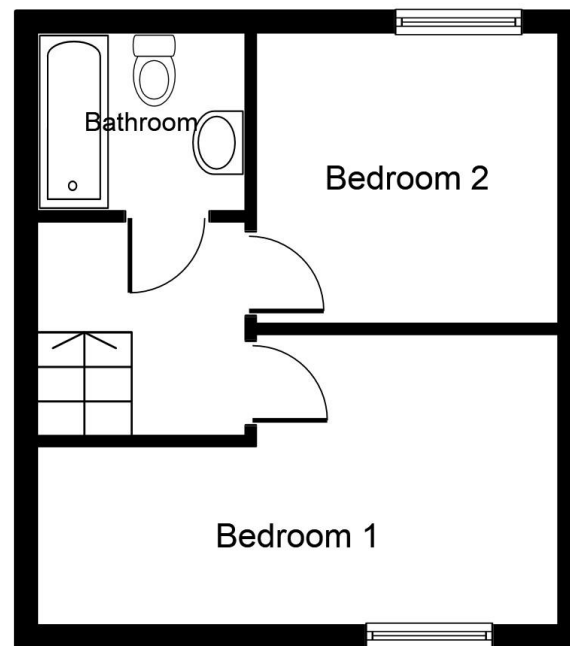
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared July 2021



Ground Floor



First Floor

1 School Court, St Marys Street, Boston Spa, LS23 6BP NOT TO SCALE For layout guidance



Boston Spa ~ 1 School Court, St Marys Street, LS23 6BP

A truly unique period property forming part of this skilfully converted school house development, located within the heart of this highly popular village off the High Street, with private electric gates, garage and parking for two vehicles. Available with the benefit of no upward chain.

- Two double bedrooms
- Generous open plan living kitchen area
- Enclosed rear garden, Indian stone patio
- Allocated parking for two and garage
- Superb location in the heart of Boston Spa

£250,000 PRICE REGION FOR THE FREEHOLD



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 whatever 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

Proceed along the High Street, turn right onto St Mary's Street just past Le Box Bistro, continue to the head of the street where the property is located on the right hand side.

THE PROPERTY

An attractive stone built period cottage being part of a former school house conversion, tastefully decorated and benefiting from gas fired central heating along with many retained period features. The accommodation in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE DOOR

Large solid hardwood door serves access directly into :-

OPEN PLAN LIVING KITCHEN

18' 6" x 16' 3" (5.64m x 4.95m)

With attractive period stone fireplace, open fire with grate and brass canopy over, stone surround and brick inset with wooden mantle and heavy stone flagged hearth, attractive polished hardwood floor covering, double radiator, fitted cupboard housing electric consumer unit and meters, turned staircase to first floor with useful understairs storage cupboard, T.V. aerial, ceiling light.



The kitchen comprises a range of cream gloss wall and base units, cupboards and drawers with laminated work surfaces and matching up stand, inset one and a quarter stainless steel sink unit with mixer tap, integrated New World oven with ceramic hob and extractor hood above, integrated fridge freezer, automatic washing machine, kick board heater, LED ceiling spotlights, double glazed window to rear along with single door. Wall mounted Worcester Bosch central heating boiler.

FIRST FLOOR

LANDING AREA

With loft access hatch.

BEDROOM ONE

10' x 9' 4" (3.05m x 2.84m)

With Velux window to front aspect, radiator beneath, fitted wardrobes to one side with ample hanging space within, shelving to side, exposed timbers.



BEDROOM TWO

12' 10" x 8' 7" (3.91m x 2.62m)

With Velux to rear aspect, radiator beneath, exposed ceiling timbers.



HOUSE BATHROOM

Fitted with a modern white suite comprising panelled bath with shower above and shower screen, low flush w.c., vanity wash basin with cupboard beneath, chrome ladder effect heated towel rail, modern tiled walls and floor covering, ceiling light, extractor fan.



TOTHE OUTSIDE

The property enjoys a private enclosed garden to rear laid predominantly to lawn. There is a right of way across the adjoining garden onto the street. Allocated parking space to the front. Single garage with up and over door.



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

