

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.

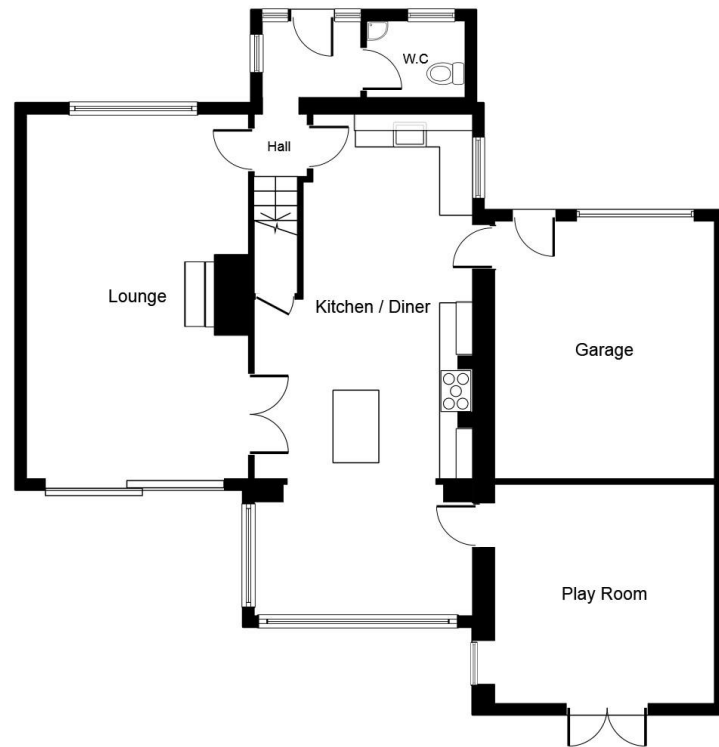
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

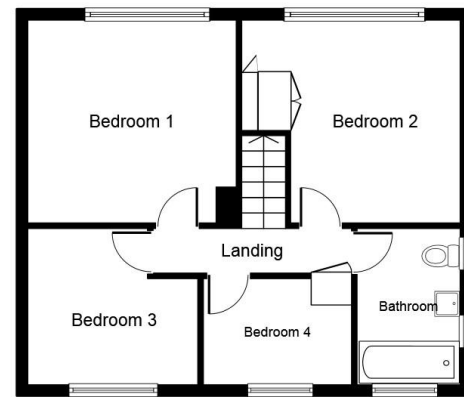
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared July 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

7 Bramble Avenue LS23 6PE

NOT TO SCALE For layout guidance only



Boston Spa ~ 7 Bramble Avenue, LS23 6PE

An extended and much improved four bedroom detached house providing excellent family accommodation occupying a prominent position on this popular development within walking distance of local schools and the vibrant High Street. Offered with the benefit of no onward chain.

- 22ft through lounge and separate music room/playroom
- Excellent 29ft dining kitchen with breakfast area
- Four bedrooms and modern bathroom
- Replacement double glazed windows and gas fired central heating
- Garage and private enclosed gardens to rear



2 Recep



4 Beds



1 Bath

£455,000 OFFERS OVER FOR THE FREEHOLD

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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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 direction of the A1/A168 take the first turning right down Clifford Moor Road, second right into Carleton Drive and at the T junction with Bramble Avenue, the property is directly facing you identified by a Renton & Parr for sale board.

THE PROPERTY

A modern spacious four bedroom detached family house with enlarged ground floor accommodation including excellent living breakfast kitchen and separate playroom. The property benefits from gas fired central heating, double glazed windows and in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

With front entrance door, double glazed windows, radiator, part tiled floor, staircase to first floor.

CLOAKROOM (OFF)

A modern white suite comprising low flush w.c., pedestal wash basin, tiled floor, panelled dado, towel rail/radiator, double glazed window.

THROUGH LOUNGE

21'10" x 12' (6.65m x 3.66m)

Double glazed window to front, sliding patio doors to rear patio and garden, two double radiators, modern fireplace with "living flame" coal effect gas fire, ceiling cornice.



PLAYROOM

13' x 13' (3.96m x 3.96m)

Oak flooring, double glazed window, patio doors to rear garden, radiator, decorative brick effect wall.



KITCHEN DINING/BREAKFAST ROOM

29'5" x 13' (8.97m x 3.96m) overall Narrowing to 9'6" (2.9m)

An excellent family size room extended to the rear with slate tiled floor and modern range of quality wall and base units including cupboards and drawers, pelmet lighting, solid wood worktops, Belfast sink with mixer taps, Stoves cooker range with 5 ring gas hob and extractor above fitted in recess with flanking drawers and inset spice racks, dishwasher, matching island breakfast bar with cupboards and shelves under, kick-board heater, double radiator, recess LED ceiling lighting, double glazed windows to three sides, useful walk-in understairs storage cupboard, access to attached garage with utility area.



FIRST FLOOR

LANDING

Airing cupboard. Two loft access points to part boarded loft.

BEDROOM ONE

10'11" x 12'10" (3.33m x 3.91m)

Double glazed aspect window to front, radiator, telephone point.



BEDROOM TWO

10'11" x 12'10" (3.33m x 3.91m) Narrowing to 9'9" (2.97m)

Double glazed aspect window to front, radiator, fitted wardrobes and cupboards.



BEDROOM THREE

10' x 9'9" (3.05m x 2.97m)

Double glazed window to rear, radiator.

BEDROOM FOUR

9' x 6'9" (2.74m x 2.06m) overall

An 'L' shaped room with double glazed window to rear, radiator.

BATHROOM

10'1" x 6' (3.07m x 1.83m)

Three piece modern white suite comprising shaped bath with Mira shower and screen, low flush w.c., wash hand basin on plinth with mixer taps, two double glazed windows, recess ceiling lighting, Travertine tiled floor, heated towel rail.



TOTHE OUTSIDE

Double with driveway parking to the side gives access to :-

ATTACHED GARAGE

15'9" x 13'9" (4.8m x 4.19m)

With up and over door and personnel side door, light, power and water. Plumbing for automatic washing machine, space for fridge freezer, gas fired central heating boiler.

GARDENS

Open plan lawned garden to front, enclosed garden of good size to rear comprising mainly lawn with borders, bushes, shrubs, patio area, outside water tap and lighting. Garden shed.



COUNCIL TAX

Band E (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