

EN-SUITE SHOWER

A modern white suite comprising a stylish low flush w.c., pedestal wash basin, walk in shower cubicle, recess with LED ceiling spotlight, tiled walls and tile effect floor covering, chrome ladder effect heated towel rail, extractor fan.

SECOND FLOOR

BEDROOM THREE

16'0" x 15'0" (4.88m x 4.58m)

With sliding sash window to rear revealing elevated views over attractive neighbouring properties and countryside beyond. Feature fireplace, two useful store cupboards, radiator.

BEDROOM FOUR

15'7" x 12'4" (4.77m x 3.78m)

With sliding sash window to front elevation, radiator, T.V. aerial, loft access.

LUXURY BATHROOM

12'11" x 11'2" (3.95m x 3.42m)

A most generous bathroom comprising free-standing roll top bath with mixer tap and shower handpiece, generous double walk-in shower cubicle with tiled walls, vanity wash basin, low flush w.c., with concealed cistern, part tiled walls, tile effect floor covering, extractor fan, sliding sash windows to front elevation



TO THE OUTSIDE

Set behind a Dwarf wall and wrought iron fencing to front, a generous "crunch-gravel" low maintenance forecourt with Yorkshire stone flagged path leading to an impressive entrance door, flanked with original pillars. Stone flagged

path to side leads to gated undercover alleyway leading to the garden. Useful for bike/bin storage. Outside tap.

WALLED GARDEN

A delightful rear walled garden laid mainly to lawn with low maintenance gravel borders ideal for potted plants, patio area along with original stone built Georgian summerhouse, yet another impressive period feature of this delightful Georgian residence.



COUNCIL TAX

Band F (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

Written quotations are available on request.

Details prepared July 2021



Boston Spa ~ Shelley House, 217 High Street, LS23 6AQ

A superb example of Georgian architecture, this impressive Grade II listed four-bedroom town house has been tastefully- modernised and skilfully extended to create a most practical and spacious modern family home. Sitting proudly within the heart of the conservation area within the ever popular village of Boston Spa.

- Superior Georgian family home arranged over four floors
- Approximately 3000 sq ft of living accommodation
- Four generous double bedrooms two having en-suite facility
- Two fine reception rooms and large study
- Excellent modern kitchen diner
- Gravelled courtyard to front, enclosed walled garden to rear



2 Recep 4 Beds 1 Bath 2 En-suites

£995,000 PRICE REGION FOR THE FREEHOLD

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BOSTON SPA

Boston Spa is a popular Yorkshire village featuring many Georgian properties. Situated some 1 1/2 miles east of the A1 on the southern bank of the River Wharfe.

The village has a vibrant community feel, benefitting from a wide range of shops, bars, restaurants and community facilities and events, with further shopping and leisure amenities available in the popular Town of Wetherby some 3 miles away.

DIRECTIONS

Entering Boston Spa from the A168 proceeding along the High Street the property is situated on the left hand side identified by a Renton & Parr for sale board.

THE PROPERTY

A stunning Grade II listed Georgian town house boasting many original period features yet modernised throughout to offer comfortable modern family living. Benefiting from gas fired central heating the accommodation in further detail giving approximate room dimension comprises :-

GROUND FLOOR

IMPRESSIVE ENTRANCE HALL

Entering via the original hardwood front door with fanlight above, the light and airy entrance hall features deep skirting boards, original moulded decorative cornice and ceiling roses, dado rail, and oak wooden flooring that flows through most of the ground floor. Double radiator and returned staircase to the first floor.

SITTING ROOM

18' 4" x 18' 5" (5.6m x 5.63m)

A delightful sitting room with large walk-in bay window to front elevation, with original wooden frame sliding sash windows, impressive original Georgian fireplace with cast iron fire, tiled inset, marble surround and generous hearth, decorative wooden surround and mantle piece, double radiator, decorative ceiling cornice, T.V. aerial, wall lights.



DINING ROOM

17' 4" x 15' 1" (5.3m x 4.6m)

Spacious dining room with ample space for eight seater dining table and chairs, patio doors with fan-light above leading onto the bridge connecting to the kitchen/diner and window to rear elevation, double radiator beneath, fireplace with period marble surround. Original glazed display units with storage cupboards beneath, decorative ceiling cornice and dado rail.



BREAKFAST KITCHEN

19' 4" x 16' 8" (5.9m x 5.1m) overall

Architect designed contemporary clad in Italian Corten effect tiles with green roof, houses a modern and stylish fitted kitchen with a range of contrasting matt finish wall and base units, Quartz worktop and matching up-stand, integrated appliances include Neff induction hob with extractor hood above, double stacked cooker, integrated dishwasher and undercounter fridge, wine cooler and freezer, inset one and a quarter ceramic sink unit, attractive natural lino floor covering, two anthracite vertical radiators, LED ceiling spotlights. Ample space for breakfast table and chairs with pendant lighting above. The space is flooded with an abundance of natural light through aluminium frame floor to ceiling windows and double patio doors leading out to garden, additional high level long window to side and further double patio doors lead to bridge to dining room.



LOWER GROUND FLOOR

Hallway with tongue and groove panelling, single radiator, original servants door leading to :-

STORE ROOM

12' 5" x 6' 10" (3.8m x 2.1m)

WINE STORE

7' 6" x 4' 11" (2.3m x 1.5m)

With light and power laid on, original stone floor tiling.

UTILITY

14' 8" x 10' 2" (4.49m x 3.1m)

With wall mounted Worcester Bosch boiler, range of pine wall and base units, oak block worktop with space and plumbing beneath for automatic washing machine and tumble dryer, inset double stainless steel sink unit with mixer tap, exposed stone slab floor, original sliding sash window to rear, double radiator, side door leading to covered alleyway with access to the garden and the front of the house.

STUDY/LIVING ROOM

18' 4" x 12' 9" (5.6m x 3.9m) into the bay



A light and spacious room with good ceiling height revealing exposed ceiling timber. Feature tongue and groove panel wall, stylish and eye catching wood burning

stove along with double radiator, sliding sash wooden frame window to front elevation. Useful store room (off).

FIRST FLOOR

HALF LANDING

With a beautiful arch shaped sliding sash window to rear elevation.

GUEST W.C.

A modern white suite comprising low flush w.c., wash hand basin with tiled splashback, chrome ladder effect heated towel rail, tiled walls, tile effect floor covering, window to rear elevation.

LANDING

With double radiator, returned staircase to second floor. Dado rail.

PRINCIPAL BEDROOM

15' 3" x 15' 1" (4.65m x 4.6m)

A generous double bedroom benefitting from high ceilings and tall sliding sash window to front elevation. Feature wooden bed backboard, decorative ceiling cornice, original fitted clothes storage cupboard and shelving, double radiator and parquet wooden flooring. Arched opening leading to :-



EN-SUITE BATHROOM

10' 9" x 6' 6" (3.3m x 2m)

With large sliding sash window to front elevation with fitted shutters, double radiator beneath, Heritage white suite comprising large pedestal wash basin, low flush w.c., panelled bath with mixer tap and detachable shower handpiece, part tiled walls, tile effect floor covering.

BEDROOM TWO (INCLUDING EN-SUITE)

15' 2" x 15' 4" (4.63m x 4.69m) overall Spacious and light 'L' shaped double bedroom with tall sliding sash window to rear elevation and views of the garden. Feature arch, decorative ceiling cornice and dado rail.