

## TO THE OUTSIDE

A generous "crunch-gravel" driveway to the front provides comfortable off-street parking and serves access to :-

## DETACHED DOUBLE GARAGE

18'0" x 16'8" (5.5m x 5.1m)

With manual up and over door, water, light and power laid on, fitted electric car charging point, window to side, as well as a double personnel door.

## GARDENS

The property enjoys a good size plot with open gardens to front with mature fruit trees, handgate to side leads to generous stone flagged patio area housing a large garden shed. Foot path to the side of the property reveals generous private south facing garden with established hedging to the side affording a good degree of privacy, raised vegetable plot, mature fruit trees, outside power socket and water tap.



## 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

## 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.

**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 September 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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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## Boston Spa ~ 2 Woodlea, LS23 6SB

A fantastic opportunity to acquire this extended four-bedroom detached family home occupying a most generous plot with established south facing gardens, located on this highly sought after cul-de-sac only minutes walk to excellent primary schools and High Street amenities.

- Four double bedrooms. Master having en-suite facilities
- Two generous reception rooms
- Breakfast kitchen
- Conservatory/utility
- Separate home office
- Highly private south facing rear garden



**3 Recep 4 Beds 1 Bath 1 En-suite**

**£625,000 OFFERS OVER FOR THE FREEHOLD**

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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

Entering Boston Spa from the A1/A168 proceeding along the High Street, turn right into Westwood Way and left again into Woodlea where the property is identified on the right hand side.

### THE PROPERTY

Enjoying a generous plot this extended family home reveals approximately 1800sq ft of living space. The accommodation which benefits from UPVC windows and gas fired central heating in further detail giving approximate room dimensions comprises :-

### GROUND FLOOR

#### ENTRANCE HALL

With access gained via hardwood front door with windows to both sides, staircase to first floor, double radiator, useful understairs storage along with cloaks cupboard, decorative ceiling cornice.

#### DOWNSTAIRS W.C.

A white suite comprising low flush w.c., wash hand basin, double glazed window to rear, single radiator.

#### LIVING ROOM

18' 4" x 11' 9" (5.6m x 3.6m)  
With large double glazed bay window to front, radiator beneath, T.V. aerial, decorative ceiling cornice, double internal doors leading to :-



#### EXTENDED DINING ROOM

20' 8" x 11' 9" (6.3m x 3.6m)  
A most generous room with ample space for dining table and chairs along with comfortable space for existing grand piano (not included in the sale), double glazed UPVC window to side and double glazed sliding patio doors to rear, decorative ceiling cornice, double radiator.



#### BREAKFAST KITCHEN

15' 5" x 10' 9" (4.7m x 3.3m)  
With a range of fitted pine wall and base units, cupboards and drawers, deep laminate work top with tiled splashback, inset one and a quarter stainless steel sink unit with mixer tap, four ring gas hob with extractor hood above, built in twin oven, integrated dishwasher, integrated fridge, space for breakfast table and chairs, double radiator, ceiling spotlight, decorative ceiling cornice. Double glazed window to side elevation along with double patio doors leading to :-



#### UTILITY/CONSERVATORY

9' 6" x 14' 5" (2.9m x 4.4m)  
With double glazed UPVC windows to side and rear elevation, polycarbonate roof, fitted base units to two sides along with sink unit, space and plumbing for automatic washing machine beneath, tiled floor covering, UPVC door

to side elevation.

#### STUDY

12' 9" x 7' 10" (3.9m x 2.4m)  
With double glazed UPVC window to front elevation, double radiator beneath, decorative ceiling cornice.



### FIRST FLOOR

#### LANDING AREA

With loft access hatch with drop-down ladders leading to a practical and boarded loft space, double glazed UPVC window to front, radiator beneath.

#### BEDROOM ONE

13' 1" x 12' 1" (4m x 3.7m)  
With double glazed UPVC window to rear, radiator beneath, attractive modern bedroom furniture fitted to two sides as well as over bed cupboards providing ample hanging and storage space, matching bedside tables with drawers, LED ceiling spotlights, decorative ceiling cornice.



#### EN-SUITE

A white suite comprising low flush w.c., half pedestal wash basin, walk-in shower cubicle with tiled walls, LED ceiling spotlights, extractor fan, chrome ladder effect heated towel

rail, double glazed UPVC window to rear.

#### BEDROOM TWO

14' 1" x 11' 9" (4.3m x 3.6m)  
With double glazed UPVC window to front elevation, radiator beneath, decorative ceiling cornice, LED ceiling spotlights.



#### BEDROOM THREE

14' 1" x 9' 2" (4.3m x 2.8m)  
With double glazed UPVC window to rear elevation, radiator beneath, vanity wash basin with mixer tap, decorative ceiling cornice, LED ceiling spotlights.

#### HOUSE BATHROOM

A modern white suite comprising low flush w.c., panelled bath, part tiled walls, vanity wash basin with mixer tap, single radiator, double glazed UPVC window to side, airing cupboard housing insulated water tank.



#### BEDROOM FOUR

9' 10" x 7' 10" (3m x 2.4m)  
With double glazed UPVC window to front elevation, radiator beneath, decorative ceiling cornice.