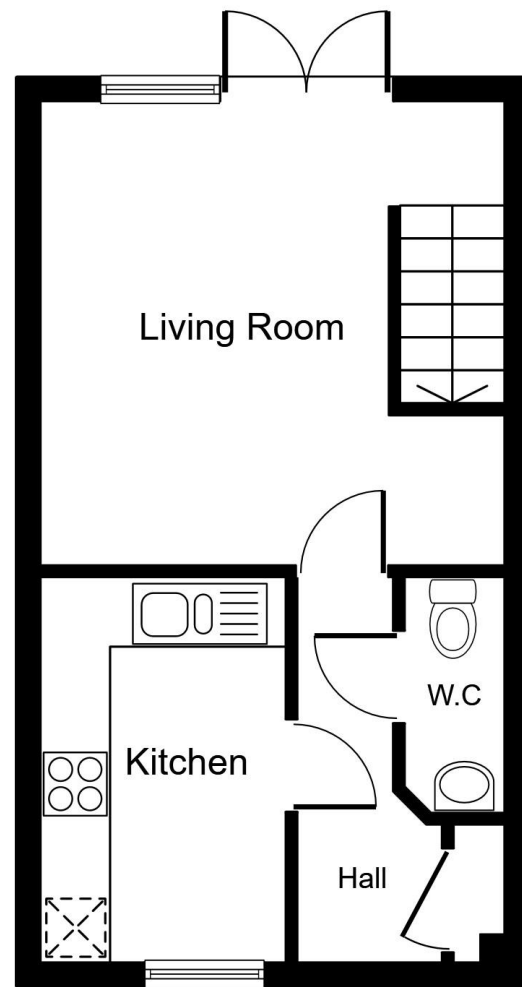


YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

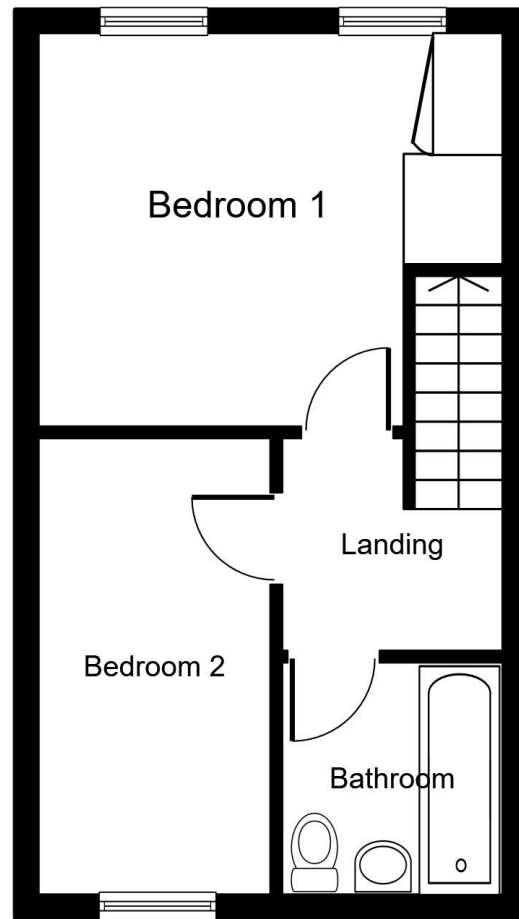
Written quotations are available on request.

Details prepared September 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

15 Church Fields Close, Boston Spa, LS23 6FL

Total floor area 54.0 sq.m. (581 sq.ft.) Approx

NOT TO SCALE For layout guidance only



Boston Spa ~ 15 Church Fields Close, LS23 6FL

A delightful two-bedroom mews house finished to a high standard and tastefully decorated throughout, located on this highly popular modern residential development within minutes walk of an excellent range of village amenities.

- A modern mews house
- Two double bedrooms
- Spacious living room with patio door to rear garden
- Modern house bathroom and downstairs w.c.
- Attractive gardens to rear
- Allocated parking space

£255,000 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.
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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

From Wetherby proceeding south along A168 towards Boston Spa and Tadcaster. Entering the village, proceeding along High Street before turning left into Hampole Way and first right into Church Fields Close where the property is identified on the left hand side.

THE PROPERTY

Beautifully presented and tastefully decorated two bedroom mews house benefiting from double glazed sliding sash windows and gas fired central heating, the accommodation in further detail giving approximate room sizes comprises :-

ENTRANCE HALLWAY

With wood effect laminate flooring, single radiator, cloaks cupboard housing electric consumer unit, telephone point.

DOWNSTAIRS W.C.

A modern white suite comprising low flush w.c., pedestal wash basin, part tiled walls and tiled floor, pendant lighting.

KITCHEN

8'10" x 6'3" (2.7m x 1.92m)



An attractive breakfast kitchen comprising a range of wall and base units including cupboards and drawers, laminate work surfaces upstands and breakfast bar, tiled splashbacks, one and a half bowl stainless steel sink unit

with mixer tap, space and plumbing for automatic washing machine, space for free-standing fridge freezer, free-standing electric oven with four ring gas hob and extractor hood above, double glazed sliding sash window to front, single radiator, wood effect laminate flooring.

LIVING ROOM

13'1" x 12'9" (4m x 3.89m) overall

A light and bright living room with double glazed patio door to rear overlooking garden, wood effect laminate flooring, staircase leading to first floor, double radiator, telephone point, T.V. aerial. Storage cupboard understairs.



FIRST FLOOR

LANDING

With loft access hatch, pendant lighting.

BEDROOM ONE

11'3" x 10'7" (3.44m x 3.25m)

An attractive principal bedroom with two double glazed sliding sash windows to rear overlooking garden, fitted wardrobe cupboard, airing cupboard housing wall mounted Ideal Logic gas fired central heating boiler, single radiator, pendant lighting.



BEDROOM TWO

10'10" x 6'4" (3.32m x 1.95m)

With double glazed sliding sash window to front, single radiator beneath.



BATHROOM

6'0" x 6'0" (1.84m x 1.84m)

A modern white suite comprising low flush w.c., pedestal wash basin, panelled bath with electric shower above, part tiled wall and tile effect laminate floor, double glazed sliding sash window, single radiator, extractor fan.



TO THE OUTSIDE

An attractive stone foot path leads to front door with "cottage-style" garden of lavender and low level shrubs. A stone path leads to handgate at the bottom of the garden providing pedestrian access round to the left for bin collection and single allocated parking space.

GARDENS

The rear garden is set mainly to lawn with attractive stone flagged patio area ideal for outdoor entertaining and 'al-fresco' dining, neatly maintained and boarded with flower beds to one side, timber shed at the base of the garden.



COUNCIL TAX

Band C (from internet enquiry).

AGENTS NOTES

There are solar panels fixed to the rear roof slope the current owners receives a quarterly feed in tariff (FIT) and use of the panels which subsidises utility bills.

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.