

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.

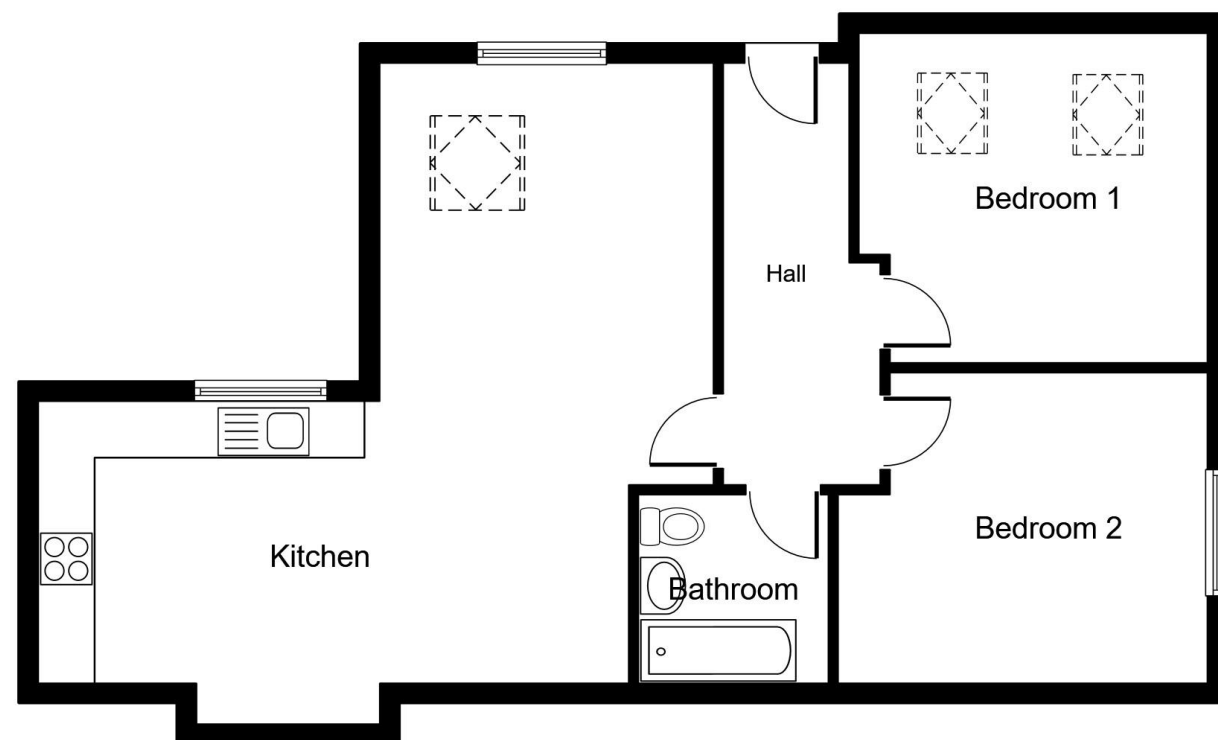
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**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 December 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   c
55-68	D	66   d	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**

32d Church Street, Boston Spa, LS23 6DN

Total floor area 61.0 sq.m. (657 sq.ft.) Approx

NOT TO SCALE For layout guidance only



## Boston Spa ~ 32D Church Street, LS23 6DN

A beautifully presented and stylish ground floor apartment revealing two double bedrooms and spacious open plan living dining accommodation with fitted kitchen. Located on the popular Church Street just off the village High Street with an excellent range of amenities, bars, restaurants and local schooling.

- Stylish ground floor apartment
- Two double bedrooms
- Open plan living accommodation with separate house bathroom
- Private courtyard with shed
- Access to communal courtyard area
- Excellent village location

**£200,000 OFFERS OVER FOR THE LEASEHOLD**



**2 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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**Renton & Parr**

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ESTATE AGENTS  
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01937 582731  
sales@rentonandparr.co.uk  
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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

Travelling south from Wetherby on the A1 turn off signposted Boston Spa. Continue into the village and immediately passing the church on the left, turn right into Church Street. The property is situated on the right hand side identified by a Renton & Parr for sale board.

## THE PROPERTY

A tastefully decorated and beautifully presented well proportioned two double bedroom ground floor apartment with its own private courtyard garden.

The accommodation which is light and spacious in nature benefits from gas fired central heating and double glazed windows and in further detail giving approximate room dimensions comprises :-

## GROUND FLOOR

### SIDE ENTRANCE

Serving access to inner hallway with loft access hatch revealing useful boarded loft space, decorative ceiling cornice, single radiator.

### OPEN PLAN LIVING KITCHEN/DINER

#### LIVING AREA

9' 6" x 11' 5" (2.9m x 3.5m)



A lovely light room with vaulted ceiling having Velux window, double glazed window to side elevation, double radiator beneath, T.V. aerial, attractive wood effect laminate floor covering that flows through large opening into :-

### ADJACENT KITCHEN DINER

16' 8" x 10' 2" (5.1m x 3.1m)

The kitchen is fitted with a range of hand painted Shaker style wall and base units, cupboards and drawers, laminate work tops with tiled splashback, inset stainless steel sink unit with mixer tap, integrated Stoves oven with four ring gas hob and extractor hood above, space and plumbing for automatic washing machine, fridge and freezer, Worcester Bosch boiler in cupboard, decorative ceiling cornice, double glazed sliding sash window overlooking courtyard, space for table and chairs, double radiator.



### HOUSE BATHROOM

A modern white suite comprising low flush w.c., pedestal wash basin, panelled bath with shower over, tiled walls and floor tiles, LED ceiling spotlights, extractor fan, single radiator.



### BEDROOM ONE

11' 9" x 11' 9" (3.6m x 3.6m)

Vaulted ceiling having two Velux windows fitted, double radiator, T.V. aerial.



### BEDROOM TWO

11' 1" x 10' 9" (3.4m x 3.3m)

With double glazed UPVC window to rear, radiator beneath, decorative ceiling cornice, recess providing comfortable space for wardrobes.



## TOTHE OUTSIDE

The property enjoys its own private courtyard garden with exposed attractive brick wall, flagged patio area, garden shed, handgate revealing access to communal courtyard with bin store. Gate onto Church Street operated by security intercom system. On street parking available.



## COUNCIL TAX

Band C (from internet enquiry).

## TENURE

Leasehold with the remainder of a 999 years lease from 2004. Ground Rent is £374.81 and the Annual Service Charge is £480

## 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