

Raised patio area to the side ideal for potted plants with existing flower beds. To the side of the garage, wrought iron spiral staircase leads up to roof terrace creating a lovely private retreat to the back of the house enjoying a south facing aspect.



COUNCIL TAX

Band G (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 April 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 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 :-

- 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 ~ Ivy Cottage, 52 Church Street, LS23 6DN

A most charming and genuinely spacious 2/3 bedroom extended period property located in the highly sought after village of Boston Spa, just off the popular High Street boasting an excellent range of village amenities. Available with the benefit of no onward chain.

- Delightful extended period cottage
- Master bedroom with en-suite dressing room
- Generous house bathroom
- Second double bedroom
- Open plan kitchen diner
- Spacious reception hall, downstairs w.c.



2 Recep



2/3 Beds



1 Baths

£600,000 OFFERS OVER FOR THE FREEHOLD



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Premium

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

Proceeding from Wetherby along the A168 southbound to the roundabout, following the signs for Boston Spa. Entering the village, along the High Street turn right opposite the church into Church Street and No. 52 is situated on the right hand side identified by a Renton & Parr for sale board.



THE PROPERTY

Offered to the open market for the first time in almost 40 years this well presented and modernised period home reveals genuinely spacious living accommodation updated throughout yet retaining many original features and charm of this Georgian cottage. Benefiting from double glazed windows, gas fired central heating and no onward chain the accommodation in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

RECEPTION HALL

14'0" x 13'2" (4.28m x 4.03m)

With modern front door, double radiator, staircase to first floor, exposed ceiling timber, useful study area, telephone point.

DOWNSTAIRS W.C.

A white low flush w.c., with wash hand basin, double glazed window to rear, radiator beneath, practical understairs storage.

DINING ROOM

14'1" x 12'4" (4.3m x 3.76m)

With double glazed window to rear, double patio door on opposing wall to courtyard garden, feature fireplace with radiator, fitted shelving and cupboards to one side, wall lights, exposed ceiling timbers, telephone point.

SITTING ROOM

19'8" x 12'9" (6m x 3.9m)

Benefiting from dual aspect with two double glazed windows to front and two double glazed windows to side elevation, attractive fireplace with multi-fuel stove, recess with fitted shelves, heavy exposed ceiling timbers and T.V. aerial.



BREAKFAST KITCHEN

17'2" x 11'0" (5.24m x 3.37m)



Recently fitted with a range of Shaker style wall and base units, cupboards and drawers, oak block worktop with overhang creating breakfast bar, ceramic sink. Space and plumbing for automatic washing machine and dishwasher, integrated fridge freezer and Neff cooker, four ring gas hob with extractor hood above. Double glazed window to side, oak effect floor covering that flows into dining area with ample space for dining table and chairs, large picture

window to rear, radiator beneath, stable door and window to side, ceiling spotlights.

FIRST FLOOR

LANDING

With double glazed window to side, radiator.

MASTER BEDROOM

19'8" x 12'5" (6m x 3.8m)

Having double glazed window to side and front aspect, two radiators, fitted bedroom furniture to one side, wardrobe, dressing table and chairs. Telephone point, wall light, recess shelving. Archway leading to :-



DRESSING ROOM

10'5" x 8'2" (3.2m x 2.5m)

A flexible space and formerly being bedroom three, this now generous dressing room with fitted furniture comprising hanging space, shelves and drawers, double glazed window to side, radiator beneath.

BEDROOM TWO

14'1" x 12'4" (4.3m x 3.76m)



With double glazed window to side and single door leading

out to roof terrace. Fitted pine bedroom furniture to one side comprising wardrobe, dressing table, drawers and desk.

HOUSE BATHROOM

11'1" x 9'3" (3.38m x 2.84m)

With double glazed window to two sides, bathroom suite comprising a 'p' shape bath with Mira shower above, attractive bowl wash hand basin, low flush w.c., part tiled walls, wood floor covering, chrome ladder effect heated towel rail, LED ceiling spotlights, airing cupboard housing modern gas fired central heating boiler.



TOTHE OUTSIDE

Set behind an attractive stone wall and a pair of wooden gates, a generous "crunch" gravel driveway provides comfortable off-street parking extending down the side of the property revealing double garage to rear.

DOUBLE GARAGE

17'0" x 15'1" (5.2m x 4.6m)

With light and power laid on. Double wooden doors.

GARDENS

