

hedging with low maintenance "crunch-gravel" to front and path leading to front entrance door. To the left hand side a five bar gate reveals access to designated parking for this property and serving access to :-

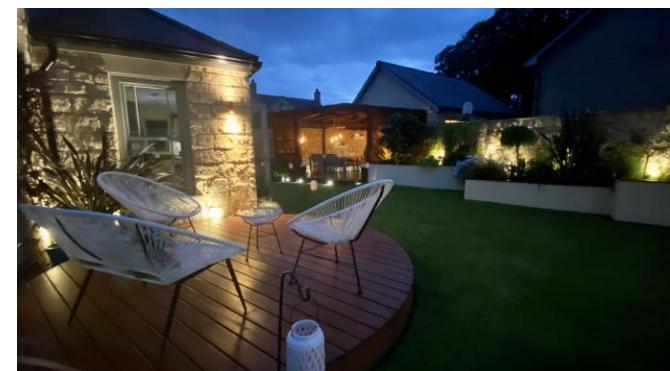
#### DOUBLE GARAGE

19'4" x 17'8" (5.9m x 5.4m)

With twin manual up and over doors, light and power laid on. LED ceiling spotlights, loft access hatch, electric car charging point, fitted shelving and secure storage.

#### REAR GARDEN

Skilfully designed to maximise the space and orientation, this well thought out garden now provides attractive raised flower borders to the perimeter, stone wall, comfortable area of lawn and an attractive designated seating area comprising a raised circular decking with direct access off the living room and breakfast kitchen.



#### 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.
- All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



There is also a well crafted undercover seating dining area, measuring approximately 10'2" x 7'2" (3.1m x 2.2m) with light and power laid on, ideal for outdoor entertaining and 'al-fresco' dining, enjoyable all year round.

#### 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.

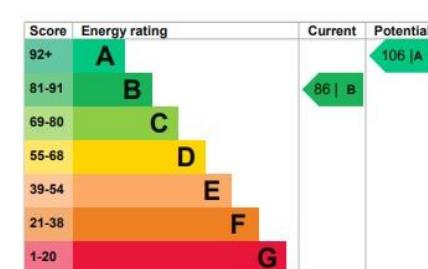
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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

Details prepared April 2022



## Boston Spa ~ 1 Oxclose Road, LS23 6FA

A most handsome five bedroom stone built detached family home of excellent balance and proportion arranged over three floors, superbly presented and tastefully decorated throughout.

Benefiting from ample parking and double garage, altogether located on this highly sought-after residential development off the High Street.

- Immaculately presented family home
- Four double bedrooms plus single bedroom/study room
- Two bedrooms with en-suite shower facility
- Modern house bathroom to third floor
- Two beautifully presented reception rooms
- Modern kitchen with quality integrated appliances and separate utility



**2 Recep 5 Beds 1 Bath 2 En-suites**



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

Entering Boston Spa along the High Street, turn left onto Oxdclose Road, the property is identified on the left hand side by a Renton & Parr for sale sign.

## THE PROPERTY

This immaculately presented and most stylishly decorated family home occupies a prominent position on this highly sought after and prestigious development just off the popular High Street, benefiting from riverside walks on your doorstep.

The accommodation which extends to approximately 1800 sq ft of living accommodation (excluding double garage) benefits from double glazed hardwood sliding sash windows and doors, Nest heating system, electric car charging point in the garage and in further detail giving approximate room dimensions comprises:-

## GROUND FLOOR

### ENTRANCE HALL

With access gained via hardwood front door with double glazed fan light above, attractive floor tiles, single radiator, turned staircase to first floor with useful understairs storage.

### DOWNSTAIRS W.C.

A modern white suite comprising low flush w.c., pedestal wash basin, attractive part tiled walls, LED ceiling spotlight, extractor fan.

### DINING ROOM

10'9" x 10'5" (3.3m x 3.2m)



A lovely light room having dual aspect with sliding sash windows to front and side elevation, radiator.

### LIVING ROOM

19'0" x 11'1" (5.8m x 3.4m)

With double glazed sliding sash windows to front elevation, two radiators, double patio doors to rear leading out to rear garden and raised decked area, wall mounted T.V. aerial.



### BREAKFAST KITCHEN

17'0" x 10'2" (5.2m x 3.1m) Narrowing to 6'10" (2.1m)

With a modern range of gloss wall and base units, cupboards and drawers, laminate worktops with matching up-stand, inset one and a quarter stainless steel sink unit with mixer tap. Quality integrated appliances including AEG cooker with four ring gas hob, extractor hood above, 50/50 split fridge freezer, built in dishwasher. Floor tiles that flow seamlessly through to the adjacent breakfast/dining area with comfortable space for table and chairs, double radiator, T.V. aerial, LED ceiling spotlights, double patio doors leading out to rear garden.



### UTILITY

With matching cream gloss wall and base units, laminate worktops with up-stand, inset one and a quarter stainless steel sink unit, undercounter fridge along with automatic washing machine. Ideal standard gas fired central heating boiler housed in wall unit, single radiator, side door.

## FIRST FLOOR

### LANDING AREA

With radiator, staircase to second floor with attractive shaped window to rear.

### MASTER BEDROOM

13'1" x 11'1" (4m x 3.4m) plus dressing area and en-suite shower room.

With double glazed sliding sash windows to front and side elevation, radiator beneath, beautifully decorated with matching fitted wardrobes, doorway leading to:-



### EN-SUITE SHOWER

With generous walk-in shower cubicle, tiled walls, white low flush w.c., pedestal wash basin, chrome ladder effect heated towel rail, wood effect laminate floor covering, double glazed window to rear and LED ceiling spotlight, extractor fan.

### BEDROOM TWO

12'5" x 10'5" (3.8m x 3.2m)

Having double glazed sliding sash windows to front and side elevation, radiator beneath, a pair of fitted gloss double wardrobes, internal door serving access to:-



## EN-SUITE SHOWER

A modern white suite comprising low flush w.c., pedestal wash basin, walk-in shower cubicle with tiled walls, wood effect laminate floor covering, LED ceiling spotlights, extractor fan, double glazed sliding sash window to rear.

### BEDROOM FIVE/HOME OFFICE

7'6" x 6'10" (2.3m x 2.1m)

With double glazed window to front elevation. A most attractive fitted workstation comprising marble worktops with cupboards beneath, fitted shelving to one side providing practical storage, radiator.

## SECOND FLOOR

### LANDING AREA

With Velux window, airing cupboard housing pressurised water cylinder.

### BEDROOM THREE

18'8" x 10'5" (5.7m x 3.2m) overall

A most versatile space currently used as a sitting room with study area which benefits from double glazed window to front, side and Velux to rear elevation, two radiators, T.V. aerial.

### HOUSE BATHROOM

8'6" x 6'10" (2.6m x 2.1m)

Fitted with an attractive modern white suite comprising low flush w.c., pedestal wash basin, panelled bath with shower over, part tiled walls, Velux window, LED ceiling spotlights, chrome ladder effect heated towel rail.

### BEDROOM FOUR

18'4" x 11'1" (5.6m x 3.4m) overall

Tastefully decorated this double bedroom benefits from double glazed windows to front side and Velux window to rear, two radiators, partially vaulted ceiling.



## TO THE OUTSIDE

Siting proudly just off the High Street within this popular development the house is set behind a well maintained laurel