

## TO THE OUTSIDE

On-street parking is available at the front of the property, pedestrian access to the rear provides useful storage area for bins and access via handgate into rear courtyard.

## GARDENS

A "cottage-style" front garden is set to neatly maintained box hedging, handgate leads to front door. Rear courtyard set to low maintenance walled patio with attractive tiled flooring, access to brick outhouse providing useful storage space and housing wall mounted gas fired central heating boiler along with gas and electric meters. Rear courtyard provides an ideal outdoor space for entertaining and relaxation along with 'al-fresco' dining and barbecue in the summer months.



## COUNCIL TAX

Band D (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 June 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



## Boston Spa ~ 5 Highfield, LS23 6HB

An impressive and well presented three bedroom mid terrace property boasting character and charm including attractive high ceilings, sliding sash windows and exposed wooden flooring.

Enjoying an excellent location in the heart of the highly sought after village of Boston Spa, a moments walk from village centre amenities along with picturesque walks alongside the River Wharfe.

- Three bedroom Victorian terraced property
- Two large reception rooms and galley kitchen
- Period features of high ceilings, sliding sash windows to first floor and exposed wooden flooring
- Large master bedroom, house bathroom and guest w.c.
- On-street parking and courtyard rear garden
- Excellent location in the heart of the village



2 Recep



3 Beds



1 Bath

**£395,000** PRICE REGION FOR THE FREEHOLD

## MISREPRESENTATION ACT

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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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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 towards Boston Spa along the A168 parallel to the A1, follow the signs for Boston Spa. Entering the village proceeding towards Boston Spa High Street, turn left at the traffic lights onto Bridge Road where the property will be identified on your right hand side with a Renton & Parr for sale board.

### THE PROPERTY

A well presented three bedroom mid terraced property of generous proportions. Tastefully decorated throughout providing attractive living accommodation over three floors. The property benefiting from gas fired central heating and double glazed windows while retaining many characterful features such as exposed wooden flooring and generous high ceilings in further detail giving approximate room sizes comprises :-

### ENTRANCE PORCH

Entering through hardwood front door with glazed window and top light, attractive high ceiling and exposed wooden floor boards, decorative stained glass window, internal door to :-

### ENTRANCE HALLWAY

With double radiator to side, staircase leading to first floor, decorative ceiling cornice and arched cornice detailing.

### LIVING ROOM

15'5" x 11'2" (4.7m x 3.41m) max into bay  
A bright and airy living room with large walk-in bay window to front with replacement double glazed casement windows with shutters fitted to the inside. Feature fireplace with Esse wood burning stove inset, slate hearth, brick surround and attractive timber mantle piece. Built in storage cupboard and shelving to the chimney recess, high ceilings with deep enriched ceiling cornice and picture rail, exposed wooden flooring, pendant light fitting and traditional radiator.



### DINING ROOM

14'2" x 12'4" (4.34m x 3.76m)  
A generous size formal dining room with traditional sliding sash window to rear, double radiator beneath, attractive feature place, deep and useful storage cupboard under stairs, generous high ceilings with decorative picture rail, exposed wooden floor boards and central light fitting.



### KITCHEN

15'3" x 6'5" (4.66m x 1.97m)  
Fitted with an attractive Shaker style kitchen comprising a range of wall and base units including cupboards and drawers, work surfaces with tiled splashbacks, electric oven with five ring gas hob, extractor hood above. Space and plumbing for automatic washing machine, dishwasher, wine fridge and free-standing fridge freezer. Two bowl sink unit with drainer and mixer tap above, two double glazed windows to side and further Velux window, single radiator, tile effect vinyl flooring, recess ceiling lighting, door leading to :-



### REAR PORCH

7'3" x 3'10" (2.22m x 1.18m)  
With double glazed UPVC door onto rear courtyard, double glazed surround and tiled flooring providing useful boot room and cloaks store.

### FIRST FLOOR

### LANDING

With staircase leading to :-

### SECOND FLOOR

Two light fittings.

### BEDROOM ONE

15'2" x 12'10" (4.64m x 3.93m)  
A generous sized master bedroom enjoying two large double glazed sliding sash windows to front with radiator beneath, high ceilings with decorative picture rail, exposed wooden floor boards, central light fitting.



### BEDROOM TWO

9'11" x 8'3" (3.03m x 2.54m) overall  
A cosy guest bedroom with double glazed sliding sash window to rear, single radiator, decorative picture rail,

central pendant light fitting.

### BATHROOM

9'10" x 5'8" (3m x 1.73m)  
Fitted with a white four piece suite comprising 'Sani-loo' low flush w.c., pedestal wash basin, panelled bath with tiled splashback surround, step in corner shower cubicle, part tiled walls to shower cubicle, tiled flooring, ladder effect chrome heated towel rail, recess ceiling lighting and extractor fan.



### GUEST W.C.

7'2" x 3'5" (2.19m x 1.06m)  
Fitted with a white suite comprising low flush w.c., pedestal wash basin, single radiator, timber frame window to rear, tiled flooring and light fitting.

### SECOND FLOOR

### BEDROOM THREE

15'2" x 11'5" (4.64m x 3.49m) overall plus dormer  
A skilfully converted attic to create generous size double bedroom with double glazed sliding sash window into dormer, further double glazed Velux window to rear, double radiator, access hatch to useful eaves storage area.

