WHARFEDALE HALL, HIGH STREET, BOSTON SPA, LS23 6AL

A BEAUTIFUL GRADE II LISTED GEORGIAN HOUSE AND ONE THE FINEST IN THE VILLAGE, OCCUPYING A GLORIOUS RIVERSIDE POSITION

Wetherby 3 miles, Harrogate 12 miles, Leeds 13 miles, York 14 miles. A1M motorway 1.5 miles
(all distances are approximate)
ACCOMMODATION AND AMENITIES
Landscaped gardens to the front and rear with charming views across the river and open fields.
Well stocked flower beds and borders, mature trees and parterres.
Sweeping pebbled drive creating ample private parking and detached double garage.

INTRODUCTION
Wharfedale Hall is a truly elegant Grade II listed property nestling on the banks of the river Wharfe and discreetly situated off the Main Street of Boston Spa. In recent months the house has undergone a programme of refurbishment works to enhance and upgrade the excellent accommodation it offers, these works mainly include the creation of additional bedrooms and bathrooms. Its other joys include a magnificent ballroom, minstrels’ gallery, beautiful staircase, high ceilings and cornices. This splendid home looks out across wonderful countryside.
ENVIRONS

Boston Spa is a fashionable village ideally placed for commuting to the major towns and business centres of Yorkshire, The Midlands and the North East. Within the village is a wide range of amenities and facilities, including both primary and secondary schools as well as restaurants and recreational clubs. York and Leeds are 14 and 13 miles distant, both of which have rail connections throughout the UK.
ADDITIONAL INFORMATION

SERVICES
Mains Water, Electricity, Drainage. The central heating is gas fired

LOCAL AUTHORITY
Leeds City Council, 2 Great George Street, Leeds, LS2 7BA

TENURE
We are advised the property is freehold and that vacant possession will be granted upon legal completion

DIRECTIONS
Wharfedale Hall is approached from a private roadway at the Eastern end of the High Street situated after the Fox and Hounds pub which is on the opposite side of the road. There is a Croft Residential for sale board at the top of the driveway which is visible from the high street. Proceed down the driveway and the entrance to the property is on the left hand side.

VIEWING
Strictly through the selling agent. Contact Croft Residential, 01904 238 222
Misrepresentation Act:
Croft Residential for themselves and for the Vendors and Lessors of this property whose, agents they are give notice, i) The particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute any part of, an offer or a contract, ii) All descriptions each item, iii) No person in the employment of Croft has any authority to make or give any representation or warranty whatsoever in relation to the property. Croft Residential is a trading name of DHP Croft LLP. Sept 2014.

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AGENTS NOTE
Wharfedale Hall owns the fishing rights along the extent of the property. There is a public footpath that runs along the river edge outside of the formal boundaries of the property. This does not impose on the privacy of the property.