

tiled walls, wood effect floor covering, window to rear, exposed ceiling beam, ceiling spotlights, extractor fan, radiator.



BEDROOM THREE

12'3" x 11'10" (3.73m x 3.61m)

With double glazed window to rear, fitted shutter blinds, built in wardrobes to one side along with cupboard, shelving within. Exposed ceiling beam, double radiator.

BEDROOM FOUR

12'2" x 8' (3.71m x 2.44m)

With double glazed window to rear, fitted shutter blinds, double radiator, exposed ceiling beam.

TO THE OUTSIDE

A shared driveway off Church Street with electric gates serving access to carport with single parking space and doorway leading to private rear garden.

GARDENS

Attractive "cottage-style" forecourt garden with Dwarf wall and handgate to front. The rear garden being a particular feature of this charming cottage with generous Yorkshire stone flagged patio area with direct access off both sitting room and dining/kitchen creating the ideal space for outdoor entertaining and 'al-fresco' dining. Beyond which is a south facing lawn with well-stocked shaped borders with high stone wall to the perimeters affording a good degree of privacy along with established bushes and tree specimens. At the head, a hard standing area with wooden garden shed, additional stone flagged patio area.

COUNCIL TAX

Band E (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 November 2020

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 59 D | 79 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Boston Spa ~ 12 Church Street, LS23 6DN

A truly delightful period cottage of unrivalled charm and character revealing many original features throughout. Located in the heart of this highly popular village only minutes walk from excellent High Street amenities and shops.

- Beautiful four-bedroom period cottage
- Deceptively spacious with three reception rooms
- Breakfast kitchen with extended dining area to rear
- House bathroom and modern downstairs shower room
- Excellent south facing garden to rear
- Valuable off-street parking/carport for 1 car



3 Recep 4 Beds 1 Bath 1 Shower Room

£650,000 PRICE REGION 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. 12 is found 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 over 30 years this much loved and extended four bedroom family home boasts generous downstairs living accommodation with three good size reception rooms, breakfast kitchen with adjacent dining area and a beautifully maintained south facing garden to rear.

The accommodation which benefits from double glazed windows to the majority along with gas fired central heating in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

Access gained via hardwood front door with fanlight above, attractive period floor tiles, staircase to first floor.

LOUNGE

15'0" x 11'10" (4.57m x 3.61m) into the bay



A charming walk-in bay window to front with original pine shutters, single glazed sliding sash window, double radiator, open cast iron fire with decorative tiled slip, attractive surround, tiled hearth, wall lights, T.V. aerial, picture rail, additional double radiator.

DINING ROOM

15'0" x 12'9" (4.57m x 3.89m)

With walk-in bay window to front, single glazed sliding sash window with original pine shutters, attractive feature fireplace with decorative surround and tiled hearth, recess shelving and cupboards beneath to both sides, two double radiators, picture rail, two wall light points.



SITTING ROOM

15'5" x 12' (4.7m x 3.66m)

A lovely light room with windows and double patio doors to rear, open cast iron fire with marble inset and matching hearth, decorative surround and mantle, recess shelving with original pine doors beneath, double radiator, exposed ceiling timbers, T.V. aerial. Internal door leading to :-



BREAKFAST KITCHEN

16'0" x 12'0" (4.88m x 3.66m)

Comprehensively fitted with a range of hand painted Shaker style wall and base units, cupboards, drawers and glass display cabinets, integrated appliances include Neff double oven, integrated dishwasher, space and plumbing for automatic washing machine, inset ceramic sink unit with mixer tap, attractive granite worktops with tiled splashbacks, four ring gas hob with extractor hood above. A central island with heavy granite worktop, storage beneath, exposed ceiling timbers, double radiator, steps leading down to cellar, window to rear. Floor tiles that flow seamlessly through a large opening into the :-



DINING AREA

12' x 10'10" (3.66m x 3.3m)

A lovely addition to the property with two Velux windows, exposed ceiling timbers, double patio doors and windows to side, double radiator, ample space for dining table and chairs.



REAR LOBBY

With single door to outside, radiator, built in store cupboard.

DOWNSTAIRS SHOWER ROOM

A modern and attractive suite comprising low flush w.c., vanity wash basin, walk-in shower cubicle with Mira shower fitting, attractive part tiled walls, chrome ladder effect heated towel rail, wood effect laminate floor covering, Velux window, extractor fan, Dimplex heater.

CELLAR

14'2" x 12'3" (4.32m x 3.73m) overall

Split into two useful rooms comprising :-

ROOM ONE

9' x 7'2" (2.74m x 2.18m)

With floor standing Ideal standard gas fired central heating boiler, light and power laid on.

ROOM TWO

10'4" x 7' (3.15m x 2.13m)

With fitted wall units, electric consumer unit and wall mounted gas meter. Light and power laid on.

FIRST FLOOR

LANDING AREA

With airing cupboard housing insulated water tank, shelves above.

BEDROOM ONE

14'3" x 13'7" (4.34m x 4.14m) to widest point

Enjoying a light and airy feel with two double glazed sliding sash windows to front elevation, attractive feature fireplace with fitted wardrobes to each side, radiator, loft access hatch.



BEDROOM TWO

15'2" x 11'5" (4.62m x 3.48m)

With double glazed sliding sash window to front aspect, radiator to side, attractive feature fireplace with fitted wardrobes to be sides, additional radiator.

HOUSE BATHROOM

A most attractive suite comprising vanity wash basin with cupboard beneath, white low flush w.c., panelled bath, part