

## TO THE OUTSIDE

A private gravelled courtyard provides off-road parking with stone and wrought iron railing boundary to the High Street. There is a covered side porch area/cycle store (11 ft 6 in x 9ft) with door leading through to a rear garden comprising stone flagged patio area, gravel paths and borders with bushes and shrubs and a lovely south facing aspect over the grounds of Boston Hall itself. There is outside lighting, power points and water together with car battery charging point to the front.



## COUNCIL TAX

Band (to be assessed)

## JOINT AGENTS

Messrs Croft Residential, The Pavilion 2000,  
Amy Johnson Way, York, YO30 4XT  
01904 238222

## 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.

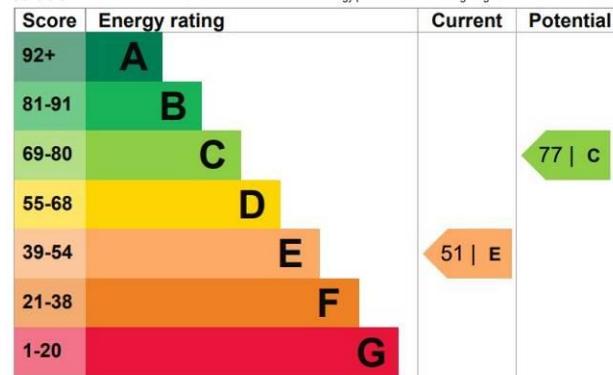
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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



## Boston Spa ~ 222 High Street, Boston Spa, LS23 6AD

A beautifully refurbished four-bedroom end-town house formerly the east wing of Boston Hall providing light and spacious well-proportioned accommodation arranged over three floors. Private gravelled courtyard parking to front and garden to rear. No upward chain.

- Newly fitted breakfast kitchen with island bar, integrated appliances
- Excellent living room on the first floor
- Toilet/washroom on each floor including bathroom and en-suite to Bedroom one
- Gas fired central heating
- Courtyard parking and south facing garden to rear



**£625,000** PRICE REGION FOR THE FREEHOLD

**1 Recep** **4 Beds** **1 Bath** **1 En-suite**

## MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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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## 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 from the A1/A168 proceeding along the High Street the property is situated next to Boston Hall on the right hand side identified by the agents for sale board.

## THE PROPERTY

222 High Street was an addition to Boston Hall in 1997 by the Ogden Group as a residential caretakers dwelling for the adjoining offices at the time.



The property has now been sympathetically refurbished and provides excellent modern living space arranged over three floors with newly installed kitchen having integrated appliances on the ground floor and a lounge on the first floor enjoying the benefits of overlooking the landscaped south facing grounds of Boston Hall itself.

There are washing facilities on each floor, house bathroom and an en-suite to the master bedroom on the second floor.

The property benefits from gas fired central heating together with newly laid carpets and floor covering throughout and in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

Covered Side entrance and steps leading up to:

### SIDE ENTRANCE HALL

Mat well, radiator, vinyl flooring.

### CLOAKROOM

Wash basin and w.c., radiator, wall mirror, vinyl flooring.

### OPEN PLAN 'L' SHAPED KITCHEN

20'3" x 17'1" (6.17m x 5.21m) overall Comprehensively fitted with "shaker style" wall and base units including cupboards and drawers, display cabinet, all with cushion closing doors. Larder unit, wood effect work tops and upstands, one and a half bowl sink with mixer taps, peninsular breakfast bar with integrated fridge and bin store. Built in appliances including double oven, 4 ring gas hob and hood above, microwave and dishwasher, Xpelair, two radiators, sash windows to front and rear together with UPVC double glazed patio door to rear patio and garden. LED lighting, T.V. point and vinyl flooring.



### STUDY

7'4" x 6'0" (2.24m x 1.83m)

Radiator, panelled dado, vinyl flooring and ceiling cornice.

### UTILITY ROOM

7'10" x 7'5" (2.39m x 2.26m)

Sash window to rear, radiator, plumbed for washing machine, space for fridge freezer

### INNER LOBBY

With staircase to first floor and under stairs cupboard.

Radiator, linen cupboard with hot water tank.

## FIRST FLOOR

### LANDING

Sash window to front, radiator.

### LOUNGE

17'1" x 12'4" (5.21m x 3.76m)

Two sash windows overlooking rear garden, decorative fireplace with electric fire, three wall light points.



comprising corner shower cubicle, low flush wc, vanity wash basin, modern stylish vertical radiator, medicine cabinet, secondary glazed window, vinyl flooring.



### BEDROOM TWO

11'1" x 8'8" (3.38m x 2.64m)

Sash window to rear. Radiator, LED ceiling lighting, fitted wardrobes.

### BEDROOM THREE

12'6" x 7'5" (3.81m x 2.26m)

Sash window to front. Radiator, LED ceiling lighting.

### WASH ROOM

With w.c., and vanity wash hand basin. Panelled dado and sash window.

## SECOND FLOOR

### LANDING

Radiator, linen cupboard, loft access.

### BEDROOM ONE

20'2" x 11'5" (6.15m x 3.48m)

Bed area 11'11" x 11'1" (3.63m x 3.38m)

Sash window to rear, radiator, built in wardrobes.

### DRESSING AREA

10'9" x 7'0" (3.28m x 2.13m) With secondary glazed window to front, accessory unit, LED ceiling lighting.

### EN-SUITE SHOWER ROOM

8'2" x 7'0" (2.49m x 2.13m) Traditional style white suite

**BEDROOM FOUR**  
11'4" x 8' (3.45m x 2.44m)  
Two sash windows to rear. Radiator, built in wardrobes

**BATHROOM**  
12'4" x 5'6" (3.76m x 1.68m)  
Three piece white suite comprising shaped panelled bath with shower and screen above, vanity wash hand basin and w.c. part tiled walls with fitted mirrors, radiator, medicine cabinet, sash window, tiled floor.

