

BEDROOM FOUR

10'8" x 8'2" (3.25m x 2.49m)

With double glazed window to rear elevation, radiator beneath, decorative ceiling cornice.

BEDROOM FIVE

8'10" x 7'11" (2.69m x 2.41m)

With double glazed window to front, radiator beneath, decorative ceiling cornice.

HOUSE BATHROOM

An attractive white suite comprising low flush w.c., pedestal wash basin, panelled bath with electric Triton shower above and shower screen, tiled walls and floor tiles, double glazed UPVC window to rear, ladder effect heated towel rail.

OUTSIDE

Enjoying a generous corner plot the property benefits from ample off-street parking to front with an "in & out" tarmac drive.

INTEGRAL GARAGE

12'3" x 22'0" (3.75m x 6.72m)

With electric roller door, light and power laid on.

GARDENS



Several neat parcels of well-maintained lawn to front, handgate to side reveals path leading to rear garden which enjoys a generous Indian stone flagged patio with direct access off the kitchen. Steps to a further raised patio ideal for catching the evening sun. Beyond which a level lawned garden with deep well-stocked borders to one side boasting

a variety of established bushes and shrubs, fenced perimeter, garden shed.

COUNCIL TAX

Band F (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 January 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Boston Spa ~ 19 Fountains Avenue, LS23 6PX

A significantly extended and beautifully presented five-bedroom detached family home, occupying a choice corner plot within this highly sought after and established residential development on the outskirts of Boston Spa.

- Five bedroom detached family home
- immaculately presented and tastefully decorated throughout
- Excellent living kitchen/diner with utility
- Separate lounge with dining space
- Master bedroom with walk-in wardrobe and en-suite bathroom
- Generous playroom/bedroom Two



2 Recep 5 Beds 2 Baths 1 En-suite

£599,950 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

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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

From Wetherby proceeding south along the A168 towards Boston Spa and Tadcaster. At the junction follow the signs for Boston Spa. Take a right turn up Clifford Moor Road and then left into Primrose Lane just before the High School and second left into Fountains Avenue. Follow the road round to the left and the property is situated on the right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

Skilfully extended and modernised by the current owners this spacious family home boasts practical and versatile accommodation, located within level walking distance to excellent primary schools and High Street amenities.

The accommodation which benefits from gas fired central heating and double glazed UPVC windows in further detail comprises :-

ENTRANCE PORCH

With modern composite front door, double glazed UPVC window to side, radiator in cabinet beneath, decorative ceiling cornice, attractive Karndean floor that flows through into the hallway.

DOWNSTAIRS W.C.

With recently installed Sanicompact toilet, corner wash hand basin with tiled splashback, radiator, double glazed UPVC window to front, spotlight, extractor fan.

INNER HALLWAY

With staircase to first floor, attractive oak balustrade, useful understairs store cupboard, radiator in cabinet, decorative ceiling cornice, double internal doors leading to :-

THROUGH LOUNGE/DINER

23' 6" x 11' (7.16m x 3.35m)

With large double glazed bay window to front elevation, double radiator beneath, contemporary electric wall mounted fire, T.V. aerial above. Dining area to rear with double glazed UPVC window overlooking rear garden, radiator beneath, decorative ceiling cornice.



SNUG

11' 11" x 8' (3.63m x 2.44m)

With double glazed window to front elevation, double radiator beneath, decorative ceiling cornice, T.V. aerial, telephone point.

BREAKFAST KITCHEN

21' 6" x 9' (6.55m x 2.74m) Widening to 10' 11" (3.33m)



Fitted with a contemporary and stylish kitchen comprising

a range of cream gloss wall and base units, laminate work tops with inset one and a quarter stainless steel sink unit and mixer tap, integrated appliances include Neff microwave oven, fan assist oven, four ring induction hob and extractor hood above, dishwasher, space for American style fridge freezer, over hang creating breakfast bar. An additional bar area with wine cooler beneath, attractive large square porcelain tiles flow seamlessly through into adjacent sitting area with T.V. aerial, double glazed window to side elevation and sliding UPVC patio doors to rear, double radiator. Doorway leading to :-



UTILITY

8' x 5' 6" (2.44m x 1.68m)

Fitted with Shaker style wall and base units, laminate work top, inset Franke sink unit with mixer tap, UPVC door to side, double radiator, recently installed wall mounted Vaillant gas boiler, extractor fan.

FIRST FLOOR

LANDING AREA

With loft access hatch.

MASTER BEDROOM

17' 8" x 8' 9" (5.38m x 2.67m)



With double glazed UPVC window to front, radiator beneath, wall mounted T.V. aerial, glass sliding door revealing walk-in wardrobe, electric heater.

EN-SUITE BATHROOM

8' 9" x 5' 5" (2.67m x 1.65m)

Beautifully appointed and fitted with an attractive white suite comprising low flush w.c., vanity wash basin, 'p' shaped bath with "drencher" shower above, attractive wall and floor tiles, chrome ladder effect heated towel rail, double glazed UPVC window to rear.

BEDROOM TWO / GAMES ROOM

15' 3" x 12' 2" (4.65m x 3.71m)

A fantastic addition to the property providing a generous and versatile bedroom or living space with vaulted ceiling, Velux window, LED ceiling spotlights, double glazed window to front, double radiator beneath, T.V aerial.



BEDROOM THREE

11' 9" x 10' 7" (3.58m x 3.23m)

With double glazed window to front aspect, radiator beneath, decorative ceiling cornice.

