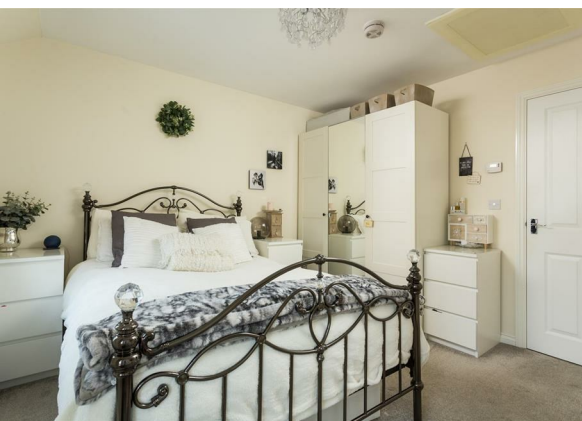




Oxclose Road, Boston Spa, Wetherby £250,000

****75% SHARED OWNERSHIP****

A wonderfully presented two bedroom end terrace property positioned within this highly sought-after development and benefiting from modern fixtures and fittings, an enclosed rear garden and off-street parking.



The property sits within the highly sought-after location of Boston Spa which boasts a wide array of amenities including restaurants, shops, public houses and surgery as well as popular locals schools. Boston Spa offers excellent access to the A1M with Wetherby, Leeds, Harrogate & York all within close driving distance.

Upon entering the property is the central hallway which benefits from a convenient downstairs WC and useful storage cupboard.

The fitted kitchen is modern in design with a combination of base and wall storage units. There are timber effect laminate preparation surfaces which incorporate a 1 1/2 stainless steel sink with drying area and a range of integrated appliances including electric oven, 4 ring electric hob, fridge/freezer, dishwasher and washing machine.

The sitting room is located towards the rear of the property and is spacious in size with French doors leading out to the garden.

Stairs from the sitting room lead up to the first floor living accommodation which includes two well-proportioned bedrooms and the house bathroom. Bedroom one is double in size with fitted storage space.

The house bathroom has part-tiled walls and comprises a three-piece suite including bathtub with shower over, low flush WC, and wash hand basin.

To the outside, the property has an enclosed, landscaped rear garden with well-kept borders and both lawned and patioed areas. There is also an allocated parking space immediately to the rear of the garden and solar panels fitted to the roof of the property.

The property is available for sale with no forward chain and it is therefore, as agents, that we strongly recommend an internal inspection.

NB: There is an eligibility criteria where interested parties must complete an application form and meet the required local connection and affordability.

Tenure: Leasehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected. Solar panels fitted to roof.

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: B

Council Tax: C - Leeds

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01423 867700

*Download speeds vary by broadband providers so please check with them before purchasing.

Starting Year of Lease : 2016 - 99 years

Years Remaining on Lease : 90 years

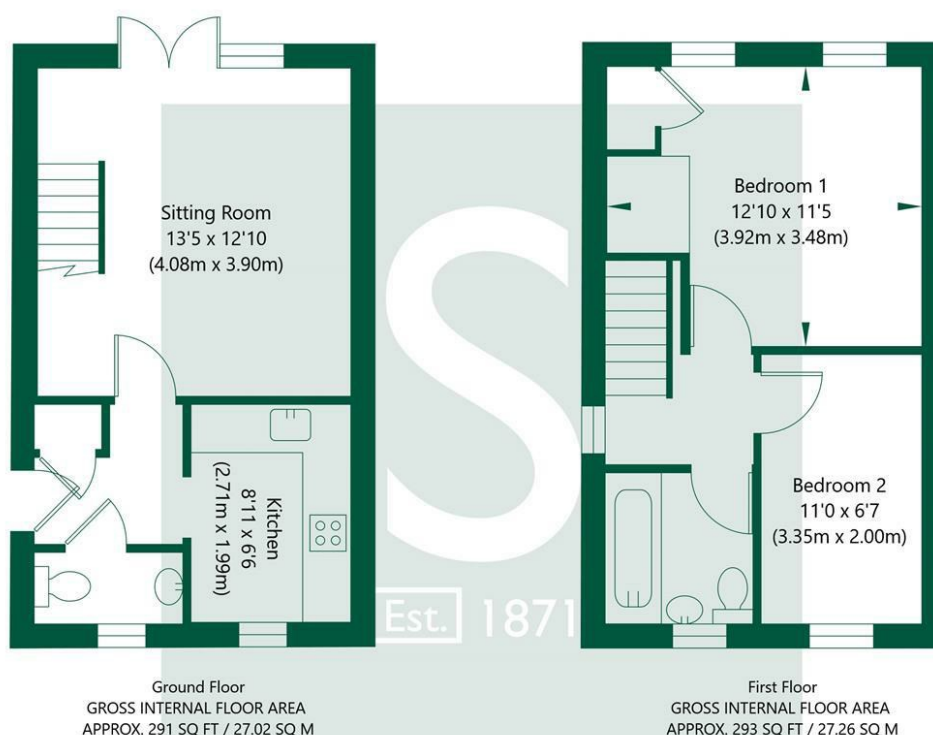
Service Charges : £0

Ground Rent : £0

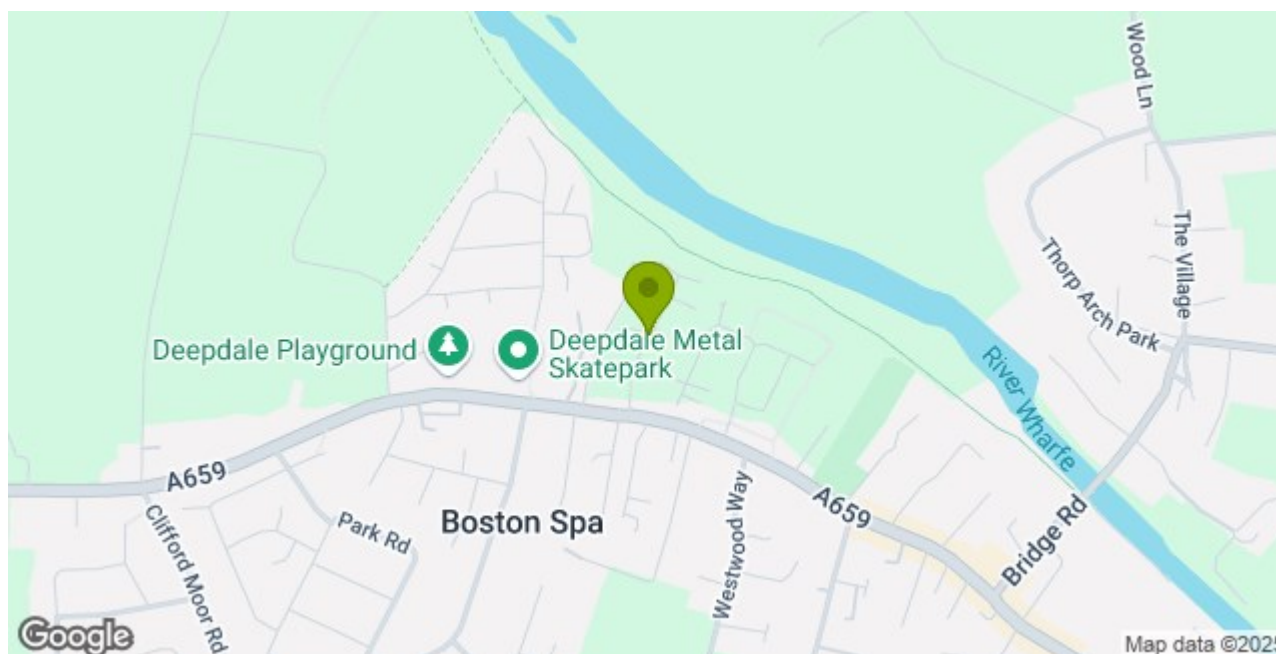
Buildings Insurance: £73.91 in 2024

Management Company : Broadacres Housing Association Limited - 01609 767900

Oxclose Road, Boston Spa, Wetherby, LS23 6FA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 584 SQ FT / 54.28 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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