



Church Street, Boston Spa, West Yorkshire, LS23 6DN

£650,000

Exceptional lifestyle home. Central location in highly desirable Boston Spa. Deceptively spacious (1500sqft, 4 double beds, 4 baths) and a most impressive specification. Off street parking and attractive enclosed gardens.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this all-round exceptional lifestyle home, with 1500sqft over 3 floors, which is ideal for purchasers looking to live in the heart of the prestigious village of Boston Spa. Features include: modern construction, air source heat pump, underfloor heating, remote controlled Velux windows (plus blinds), spacious hallways, wide stairs, wide doors, triple glazing, stylish decoration, quality fixtures, log burner and a range of finishing touches which are sure to impress. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, space, style, layout, versatility, quality, gardens and value.

PROPERTY SUMMARY

The spacious and well-designed accommodation includes 4 double bedrooms, 4 bathrooms (3 en-suite), 2 versatile living areas, a stylish kitchen, utility room and separate office. Externally, there is comfortable off-street parking space at the front, and a well-proportioned, enclosed rear garden – ideal for families, relaxing and entertaining. The building is of modern, robust and well-insulated construction, with block and beam floors and solid block internal walls – enhancing sound insulation, thermal mass and a general feeling of quality and tranquillity.

LOCATION

Ideally located in the centre of the prestigious and established village of Boston Spa, with its many amenities on the doorstep. This thriving village provides residents with a range of amenities, including: schooling, pubs & bars, restaurants & cafes, and a variety of other retail outlets. There are also scenic riverside footpaths along the Wharfe, and easy access into the surrounding countryside for walking and cycling. Wetherby, Harrogate, Leeds and York are all within convenient reach, offering an excellent further choice of shops, restaurants, bars, schools, recreational facilities and tourist attractions. This location is ideal for commuters and visitors, with the A1(M) and A64 nearby, as well as mainline railway stations at York and Leeds.

DIRECTIONS

Sat Nav location: LS23 6DN.

GROUND FLOOR

Spacious and welcoming reception hallway, with wide staircases up and down.

Lounge / Dining Room 14' 0" x 11' 9" (4.26m x 3.58m)

Comfortable space for seating, dining and entertaining, with a feature log burner, extra wide sliding doors to the garden, and open plan into:

Kitchen 9' 9" x 9' 3" (2.97m x 2.82m)

A stylish and high-quality kitchen with integrated appliances and breakfast bar. RC Velux roof window.

Bathroom 8' 9" x 5' 8" (2.66m x 1.73m)

Luxurious and contemporary free-standing bath suite.

Utility 7' 7" x 5' 3" (2.31m x 1.60m)

Useful work surface and storage, with integrated washing machine, front window and external side door.

Office 6' 6" x 5' 11" (1.98m x 1.80m)

Ideal for home working and domestic paperwork. Front window.



LOWER GROUND FLOOR

Central hallway with understairs cupboard housing the hot water tank.

Sitting Room 13' 10" x 11' 2" (4.21m x 3.40m)

A well-proportioned living space with folding doors to the enclosed lower-ground courtyard area. Open plan into:

Snug / Cinema Room 10' 2" x 8' 9" (3.10m x 2.66m)

Further seating and media/entertainment space.

Bedroom Three Suite 14' 10" x 11' 2" (4.52m x 3.40m) max.

Double bedroom with a wet-room en-suite. Door and window to the small front light well/seating area. As an alternative/future option, the entire lower ground floor could also make an ideal semi-self-contained guest/relative suite.

FIRST FLOOR

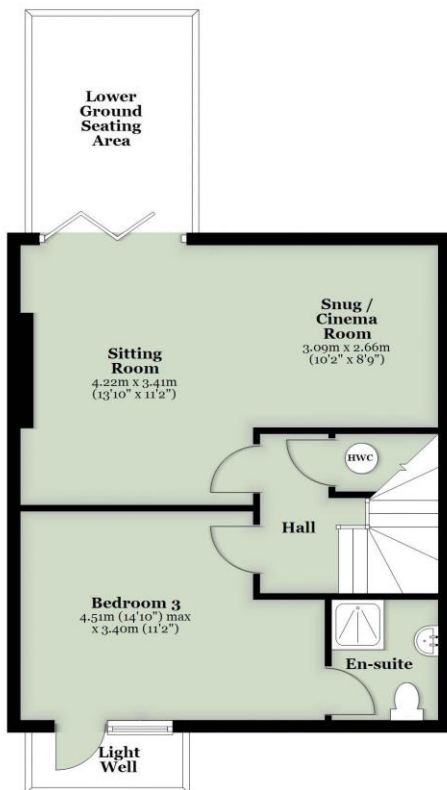
Central landing with RC Velux roof window.

Bedroom One Suite 10' 6" x 9' 9" (3.20m x 2.97m) + ens.

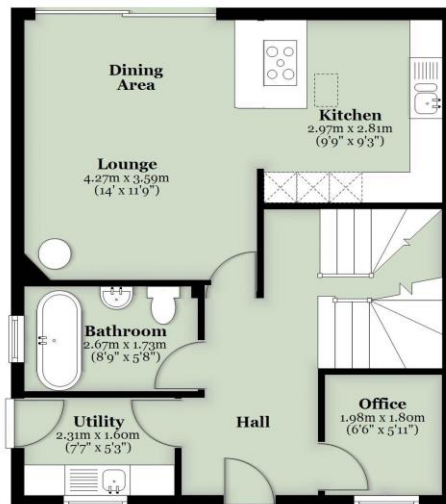
Double bedroom with front window, fitted wardrobes and en-suite.



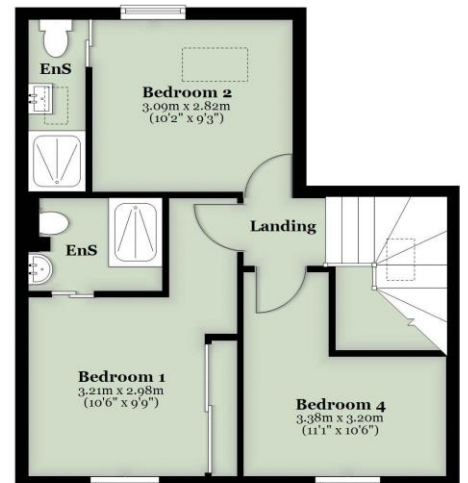
Lower Ground Floor



Ground Floor



First Floor





Bedroom Two Suite 10' 2" x 9' 3" (3.10m x 2.82m) + ens.
Double bedroom with rear window, RC Velux roof window and en-suite.

Bedroom Four 11' 1" x 10' 6" (3.38m x 3.20m) max L shaped.
Smaller double bedroom with front window.

OUTSIDE

To the front is a generous courtyard parking area, with very comfortable parking for 2 large cars. Gated side access leads to the rear garden, which is established, landscaped and enclosed. The garden includes a lawn, summerhouse, shed, planted borders and a large, paved seating area - ideal for relaxing and entertaining.

Tenure: Freehold.
Council Tax Band: E.

These details were prepared / amended on: 21/08/2025

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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