



T. 01937 582748
F. 01937 580571

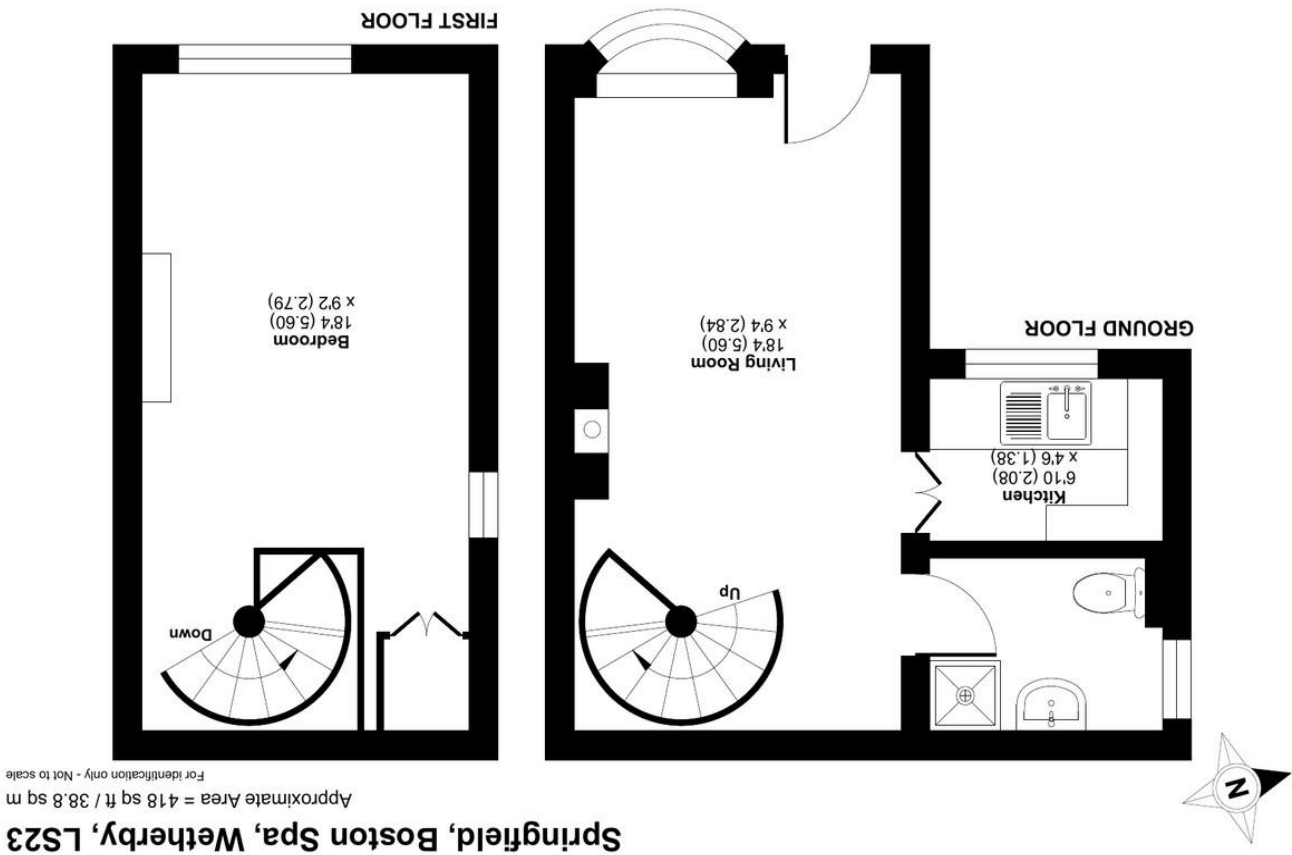
www.thomlinsons.co.uk
office@thomlinsons.co.uk

24 High Street | Wetherby | West Yorkshire | LS22 6LT

Important Notice 1. Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.

%epcGraph_c_1_195_r180%

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © RICS 2025. REF: 1360880



Kitts Cottage
Springfield, Boston Spa



Guide Price £169,000

Kitts Cottage, Springfield, Boston Spa, LS23 6EB

Kitts Cottage, a charming one-bedroom semi detached property located in a highly desirable and quiet backwater setting in Springfield, Boston Spa. The cottage presents a wonderful opportunity, as it would benefit from some internal cosmetic updating. It also comes with the significant advantage of planning permission already granted for a two-storey extension to the side. Lounge with newly fitted wood burning stove, Kitchen, Shower Room, Bedroom. Off street Parking.

**PLANNING PERMISSION GRANTED | ONE BEDROOM
| NEW WOOD BURNING STOVE | NEWLY PLASTERED
| GROUND FLOOR BATHROOM**

SITUATION AND DESCRIPTION

The much sought-after Georgian village of Boston Spa supports an excellent range of amenities catering for all daily needs, including a variety of local and independent shops, restaurants, cafe bars, pubs, and a medical centre. The market town of Wetherby is only a short distance away where there are extensive facilities including supermarkets and a sports centre. The location is considered ideally placed for the commuter due to its position within the 'Golden Triangle' of Leeds, Harrogate and York, and the close proximity of the A1/M1 which in turn links with the region's motorway network and excellent bus links to Leeds, Harrogate and York.

KITTS COTTAGE

Kitts Cottage, a charming one-bedroom property located in a highly desirable and quiet backwater setting in Springfield, Boston Spa.

The cottage presents a wonderful opportunity, as it would benefit from some internal cosmetic updating. It also comes with the significant advantage of planning permission already granted for a two-storey extension to the side. Copies of the planning documents are readily available online or at our office.

The property has recently undergone extensive re-plastering throughout and features a newly fitted wood-burning stove, enhancing its appeal and warmth. Further benefits include double glazing and mains electricity.

The property features a comfortable lounge with a window overlooking the front aspect. A newly fitted wood-burning stove provides a focal point and warmth. A unique wrought iron winding staircase leads directly to the bedroom area on the first floor.

The kitchen is equipped with floor-mounted unit and cupboards, a stainless steel sink unit, and space for a



washing machine. It also benefits from a window to the front aspect, providing natural light.

The shower room is part-tiled and includes a corner shower cubicle, a low-level WC, and a pedestal washbasin, with a window to the side.

On the first floor, you will find the bedroom, which features windows to both the front and side, offering ample light. An airing cupboard in the bedroom conveniently houses the hot water cylinder.

Externally, there is a small area to the front which currently serves as parking but could also be adapted into a delightful patio space. Please note that the property does not include any other garden areas.

COUNCIL TAX BAND C

