

DETACHED DOUBLE GARAGE
16'9" x 16'3" (5.11m x 4.95m)
With up and over door, light and power laid on. Personal rear door and windows.

GARDENS
Open plan lawned garden to front with flower bed. Path to side between the house and garage leads to private rear garden screened by established hedging comprising lawn with bushes and shrubs. Outside water tap.



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

MORTGAGES
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared May 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





Boston Spa ~ 6 Bownas Road, LS23 6EX


Occupying a pleasant cul-de-sac location within walking distance of the High Street and excellent village amenities a four bedroom detached house in need of modernisation available with no upward chain.


- Well-proportioned lounge, separate dining room and breakfast kitchen
- Four good size bedrooms
- Bathroom, separate shower room and toilet
- Double garage and gardens front and rear
- Subject to probate

£500,000 OFFERS OVER FOR THE FREEHOLD

**2 Recep**

**4 Beds**

**1 Bath**

**1 Shower Room**



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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 **Renton & Parr**

CHARTERED SURVEYORS
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rentonandparr.co.uk

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 ½ 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

Proceeding from Wetherby southbound towards Boston Spa and Tadcaster. Entering Boston Spa along the High Street turn right into Clarendon Road. First right into Hayfield Avenue and left into Bownas Road where the property is situated on the right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

An excellent opportunity to purchase a four bedroom detached house providing generously proportioned accommodation with scope for modernisation and improvement. Benefiting from gas fired central heating with double glazed windows, the accommodation includes :-

GROUND FLOOR

ENTRANCE PORCH

With double glazed entrance door leading to :-

ENTRANCE HALL

With staircase to first floor, cupboard under, radiator.

CLOAKROOM

Low flush w.c., wash basin, radiator, plumbed for automatic washing machine.

LOUNGE

21'x 12'10" (6.4m x 3.91m)



A well-proportioned room with double glazed bay window to front and French window to rear. Stone fireplace with slate hearth and coal effect gas fire, two radiators.

DINING ROOM

11'10" x 11'5" (3.61m x 3.48m)

With double glazed bay window to front, radiator, gas convector heater.



BREAKFAST KITCHEN

12'x 11'9" (3.66m x 3.58m)



Having wall and base cupboards, double drainer stainless steel sink unit, double glazed window and door to rear. Gas fired central heating boiler, walk-in pantry, radiator.

FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE

14'6" x 11'9" (4.42m x 3.58m)

Double glazed window to front, radiator.



BEDROOM TWO

12'9" x 10'8" (3.89m x 3.25m)

Double glazed window to front, radiator.



BEDROOM THREE

12'10" x 10' (3.91m x 3.05m)

Double glazed window to rear, radiator.

BEDROOM FOUR

8'10" x 8'10" (2.69m x 2.69m)

Double glazed window to rear, radiator.

BATHROOM

Tiled walls and coloured suite comprising panelled bath, pedestal wash basin, radiator, double glazed window, airing cupboard with lagged copper cylinder.



SEPARATE W.C.

SHOWER ROOM

Tiled walls and coloured suite comprising shower cubicle, pedestal wash basin, low flush w.c., radiator, double glazed window.



TOTHE OUTSIDE

Paved driveway gives access to :-