

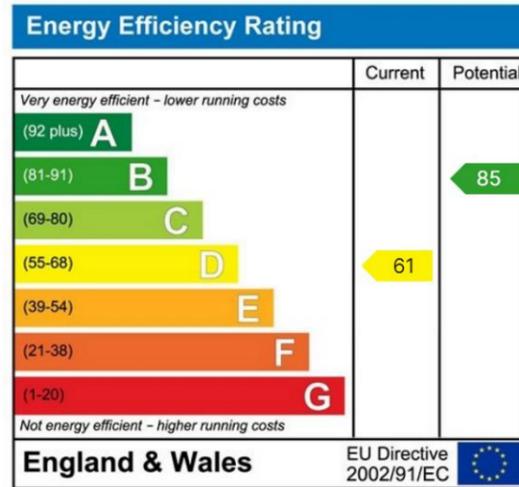
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 June 2023



An attractive three-bedroom end terrace property with potential to provide additional living space. Lovely southerly facing rear garden. Popular location within this highly regarded village.

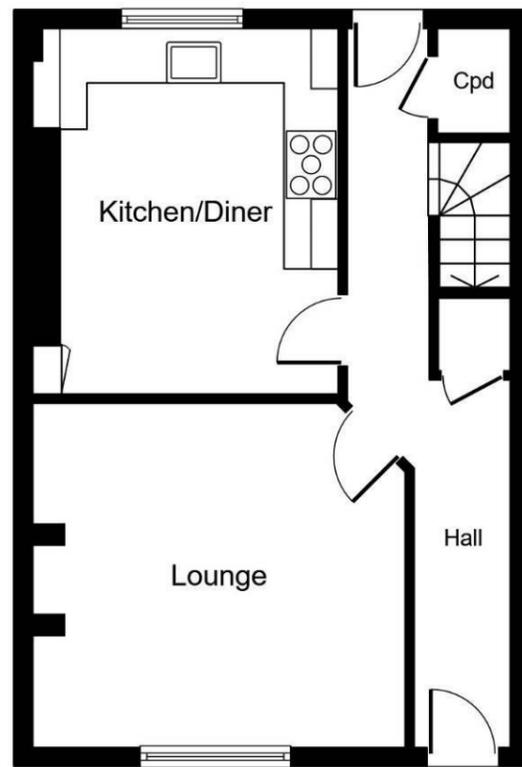
- Lounge, kitchen and cellar
- Three bedrooms and bathroom
- Scope for extension subject to planning
- On-street parking
- Gas central heating and double-glazed windows installed

**£375,000** GUIDE PRICE FOR THE FREEHOLD

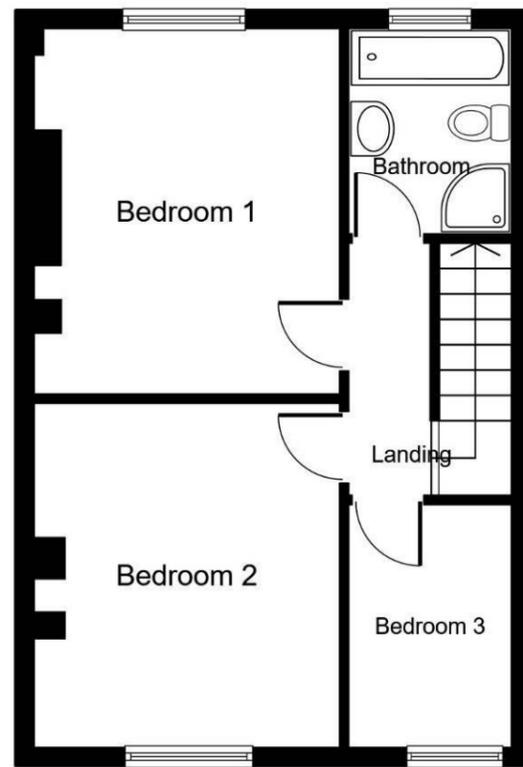
  
**1 Recep**

  
**3 Beds**

  
**1 Bath**



**Ground Floor**



**First Floor**



NOT TO SCALE For layout guidance only

25 Grove Road, Boston Spa, LS23 6AP

Total floor area 86.0 sq.m. (925.7 sq.ft.) Approx

**MISREPRESENTATION ACT**

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## 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

Proceeding from Wetherby along the A168 parallel to the A1 towards Boston Spa and Tadcaster. Following the signs for Boston Spa. Proceeding along the High Street to the far end of the village before turning right into Grove Road by the side of the Fox. The property is then situated on the left hand side identified by a Renton & Parr for sale board.

## THE PROPERTY

A mid 19th century end of terrace property with generous size private garden to rear and on-street parking. Available with no onward chain the accommodation in further detail comprises :-

## GROUND FLOOR

### ENTRANCE HALL

Having two radiators, oak flooring extending through to the rear. Staircase to first floor, understairs storage cupboard. Cupboard with gas fired central heating boiler.

### LIVING ROOM

4.11m x 3.84m (13'6" x 12'7")  
Double glazed window to front, wood burning stove, radiator, ceiling cornice.



## BREAKFAST KITCHEN

4.14m x 3.38m (13'7" x 11'1")  
Having range of Shaker style wall and base units including cupboards and drawers, solid wood worktops, tiled surrounds, Belfast sink and mixer tap, cooker range with five ring gas hob and hood above, integrated dishwasher, washing machine, fridge. Pull-out corner carousel, radiator, space for table and chairs, double glazed window to rear, extractor fan.



## FIRST FLOOR

### LANDING

Access to loft via retractable ladder, boarded for storage.

### BEDROOM ONE

3.84m x 3.43m (12'7" x 11'3")  
Double glazed window to front, radiator.



### BEDROOM TWO

4.04m x 3.43m (13'3" x 11'3")  
Double glazed window to rear, radiator.



### BEDROOM THREE

2.69m x 1.83m (8'10" x 6'0")  
Double glazed window to front, radiator.



## BATHROOM

2.44m x 1.78m (8'0" x 5'10")  
Having four piece white suite comprising panelled bath, low flush w.c., vanity wash basin, shower cubicle, chrome heated towel rail, tiled floor, part tiled walls, extractor fan, double glazed window.



## TO THE OUTSIDE

Front forecourt and steps up to the front door. To the rear, long rear garden enjoying southerly facing aspect comprising mainly lawn with patio area. Outside water tap.



## N.B.

There is a right of way enjoyed across neighbouring properties to access the rear.

On-street parking.

## COUNCIL TAX

Band D (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.