

### FAMILY BATHROOM

Half tiled walls and four piece white suite comprising enclosed bath, shower cubicle, low flush w.c., vanity wash basin, tiled floor, chrome heated towel rail, double glazed window.



### TO THE OUTSIDE

Block paved driveway to the front providing off-road parking for two vehicles in turn gives access to :-

### INTEGRAL DOUBLE GARAGE

4.78m x 6.12m (15'8" x 20'1") Narrowing to 5.21m (17'1") Having twin up and over electric doors, gas fired central heating boiler, light, power and water laid on. Integral access door to the main house.

### GARDENS



Attractive gardens to the front with side path and gate leading round to a delightful south facing private rear garden having established well-stocked borders, shaped lawns, two patio areas, garden shed, outside water tap.

### SERVICES

We understand mains water, electricity, gas and drainage are connected.

### 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

Details prepared May 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Boston Spa ~ 26 Lonsdale Meadows, LS23 6DQ

An outstanding five-bedroom detached house providing excellent family accommodation with delightful private south facing rear garden and scope for further extension, if required, subject to planning. Occupying a popular established residential area within walking distance of the vibrant village High Street.

- Three well-proportioned reception rooms
- 22ft breakfast kitchen
- Principal bedroom with fitted wardrobes and en-suite shower room
- Three further double bedrooms
- Bedroom five/study
- House bathroom
- Integral double garage with electric up and over door

**£850,000 OFFERS OVER FOR THE FREEHOLD**



### 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

Entering Boston Spa from the A1 proceeding along Moorside onto High Street before turning right up Church Street. After a few hundred yards, turn left into Lonsdale Meadows. Follow the road round to the right and then the left and the property is situated on the right hand side.



## THE PROPERTY

An excellent five bedroom detached house providing well-proportioned and tastefully decorated family accommodation benefiting from gas fired central heating and double glazed windows. Three reception rooms with hardwood flooring and 23ft breakfast kitchen with access onto rear patio and delightful private south facing gardens. There is further potential to extend, particularly to the rear, if required, subject to planning permission.

The accommodation in further detail comprises :-

## GROUND FLOOR

### ENTRANCE HALL

With hardwood floor, radiator, double glazed window, staircase to first floor.

### LOUNGE

6.12m x 3.15m (20'1" x 10'4") plus recess  
With understairs cupboard, wooden flooring, double glazed windows to front and side elevation, ceiling cornice, radiator, ecfas fired stove. Open doorway leading to :-



### FAMILY ROOM

4.88m x 3.61m (16'0" x 11'10")  
Wooden flooring, double glazed windows to three sides including French doors to garden, two radiators.



### DINING ROOM

4.57m x 3.18m (15'0" x 10'5")  
Ceiling cornice, wooden flooring, double glazed window to front, radiator.



### BREAKFAST KITCHEN

6.78m x 2.97m (22'3" x 9'9") Narrowing to 2.57m (8'5")  
A range of cream fronted wall and base units including cupboards and drawers, granite worktops, under set one and a half bowl stainless steel sink unit and mixer tap, integrated appliances including dishwasher, Rangemaster cooker with hood above, breakfast bar, tiled flooring, stylish radiator, LED ceiling lighting, double glazed window and door to rear, plumbed for automatic washing machine. Integral access to garage.



### DOWNSTAIRS W.C. (OFF)

Low flush w.c., vanity wash basin, chrome heated towel rail, tiled floor.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

6.12m x 3.4m (20'1" x 11'2")  
Dual aspect room with double glazed windows to front and rear, two radiators, two sets of built in wardrobes, loft access.



### EN-SUITE SHOWER

Tiled walls, white suite comprising shower cubicle, vanity wash basin, low flush w.c., chrome heated towel rail, double glazed window.

### BEDROOM TWO

4.88m x 3.66m (16'0" x 12'0")  
Including fitted wardrobes to one wall, radiator, ceiling cornice, dual aspect double glazed windows overlooking garden.



### BEDROOM THREE

3.66m x 3.12m (12'0" x 10'3")  
Double glazed window to side elevation, loft access, double wardrobe.



### BEDROOM FOUR

3.07m x 2.92m (10'1" x 9'7")  
Double glazed window to front, radiator.

### BEDROOM FIVE /STUDY

2.26m x 1.96m (7'5" x 6'5")  
Double glazed window to front, radiator.