



BEDROOM FOUR

3.08m x 2.3m (10'1" x 7'6")
With double glazed window to front elevation, radiator beneath.

TO THE OUTSIDE

Quietly positioned on this exclusive cul-de-sac set back behind security gates, a large stone flagged driveway which is shared in part with next door leads to a large gravel driveway providing off-street parking for multiple vehicles and serving access to :-

DETACHED DOUBLE GARAGE

5.7m x 5.65m (18'8" x 18'6")
With twin up and over doors, light and power laid on, window and personnel door to side, space for automatic washing machine and tumble dryer.

GARDENS

Being a particular feature of this family home is the large enclosed south facing rear garden with generous level lawn, deep well-stocked borders and established beech hedging to the perimeter, as well as large mature tree with play area and play house. A generous stone flagged patio area with access off the conservatory and living room creates the perfect place for outdoor entertaining and 'al-fresco' dining. Summer house to the rear, outside water tap, E.V. charging point and allocated bin store to side.

SERVICES

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

COUNCIL TAX

Band G (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) 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		
	72	80
England & Wales	EU Directive 2002/91/EC 	



Boston Spa ~ 15 Beeches End, LS23 6HL

A tastefully decorated four-bedroom detached family home of excellent proportion enjoying a superb position on this quiet and highly sought after development with a most generous enclosed south facing rear garden.

- Superb four bedroom detached family home
- Two reception rooms and separate study
- Breakfast kitchen with utility
- Large principal bedroom with dressing area and en-suite facility
- Modern house bathroom
- Scope for further extension (subject to necessary consent)
- Impressive private south facing rear garden

£799,950 PRICE REGION FOR THE FREEHOLD



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 **Renton & Parr**

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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 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 following the signs for Boston Spa. Proceeding along the High Street turn right into Clifford Road opposite the village hall, take the fourth left turning into Beeches End into a shared drive with No. 11 and the property is situated on the left hand side.

THE PROPERTY

An infrequent opportunity to acquire a substantial family home nestled in the very heart of this popular village. The property enjoys a larger than expected private south facing rear garden and provides scope for further development and extension (subject to necessary planning consent).



The accommodation which benefits from gas fired central heating, double glazed windows in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORCH

With high vaulted ceiling, glazed windows to three sides, oak front door with glazed panel, attractive floor tiles, internal door leading to :-

HALLWAY

A generous space with attractive engineered oak floor covering that flows throughout a large portion of the ground floor accommodation, double radiator, returned staircase to first floor.

DOWNSTAIRS W.C.

A recently fitted modern white suite comprising low flush w.c., pedestal wash basin, part tiled walls, radiator, double glazed window to rear.

LIVING ROOM

5.47m x 4m (17'11" x 13'1")
A lovely light room benefiting from dual aspect having window to side elevation and sliding patio doors to generous rear garden. A focal piece of this room being a large wood burning stove surmounted upon a slate hearth with heavy oak mantle above, T.V. aerial, large opening through into :-



DINING ROOM

4m x 3.3m (13'1" x 10'9")
With comfortable space for large dining table and chairs, double radiator, serving hatch to adjacent kitchen, door way into conservatory.



CONSERVATORY

3.8m x 3.4m (12'5" x 11'1") overall
A lovely addition maximising the south facing aspect of this garden, windows to all sides, fitted double radiator, patio doors leading out to patio and garden beyond.

BREAKFAST KITCHEN

5m x 3.3m (16'4" x 10'9") (maximum)
Comprehensively fitted with a range of hand-painted wall and base units, cupboards and drawers, granite work surfaces with matching up-stands, inset one and a quarter stainless steel sink unit with space and plumbing beneath for dishwasher. Integrated double stacked cooker with four ring ceramic hob, extractor hood above, decorative tiled splashbacks, windows to both rear and side elevation, peninsular with breakfast bar, radiator.



UTILITY

2.2m x 2.1m (7'2" x 6'10")
With fitted wall and base units, laminate work top, inset sink unit, space and plumbing beneath for automatic washing machine, additional American style fridge freezer, wall mounted Worcester Bosch boiler, built in cloaks storage, side door.

STUDY

3.4m x 2.3m (11'1" x 7'6")
With double glazed window to side, radiator.

FIRST FLOOR

GENEROUS LANDING AREA

Flooded with light having a large rear window.

PRINCIPAL BEDROOM

4.4m x 4m (14'5" x 13'1")
A most generous double bedroom with fitted wardrobes to one side including dressing table and drawers, with window to side and rear elevation, radiator, internal door leading to :-



EN-SUITE

Fitted with a modern stylish white suite comprising low flush w.c., vanity wash basin with cupboards beneath, tiled walls, large walk-in double shower cubicle with modern Aqualisa shower fitting, airing cupboard with pressurised cylinder, double glazed window to rear, chrome heated towel rail.

BEDROOM TWO

4.19m x 4m (13'8" x 13'1")
A lovely light bedroom enjoying windows to rear and side elevation overlooking mature private gardens, radiator beneath, T.V. aerial.



HOUSE BATHROOM

A modern white suite comprising 'p' shaped bath with Aqualisa shower above, modern fitted aqua boards to one wall, white low flush w.c., pedestal wash basin with tiled splashback, LED ceiling spotlights, chrome heated towel rail, loft access hatch.

BEDROOM THREE

3.97m x 3.58m (13'0" x 11'8")
Double glazed window to rear, radiator beneath, fitted wardrobes and work station to one side.