



**TENURE**

Leasehold. A new lease will be drafted upon completion of the sale. Monthly service charge is £153.89, there is no ground rent payable.

**COUNCIL TAX**

Band E (from internet enquiry)

**SERVICES**

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

**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.

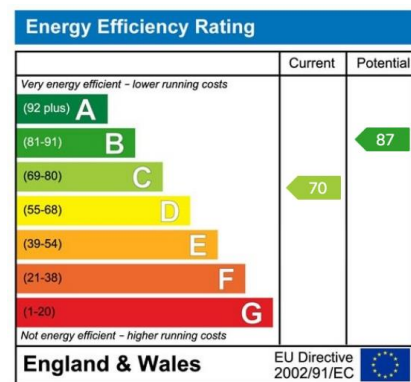
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 September 2024.



**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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**Boston Spa ~ 4 Hall Mews, Clifford Road, LS23 6DT**

An attractive two-bedroom mews property overlooking delightful communal gardens and forming part of a popular development for the over 55`s available with the benefit of no upward chain.

- Parking and well-maintained communal gardens
- Gas central heating and double glazed windows
- Two bedrooms and shower room
- Kitchen and downstairs toilet
- Retractable canopy to the south facing patio
- Living dining room with patio doors

**£175,000** PRICE REGION



CHARTERED SURVEYORS  
ESTATE AGENTS  
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01937 582731

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**Property Description:-**

Forming part of this popular over 55's development in the highly regarded village of Boston Spa is this two bedroomed mews style property available to the market chain free. Enjoying a pleasant outlook over delightful communal gardens, the property in brief comprises; a reception hall with access to a guest W.C. and a useful storage cupboard. The kitchen has fitted wall and base units with work surfaces and sink unit together with cooker, hob and hood and plumbing for washing machine along with window to front elevation. The spacious living/dining room has a central fireplace and gas fire, sliding patio doors leading out to a delightful, paved patio area with retractable sun canopy, space for dining table and chairs and staircase leading to first floor accommodation, with fitted stairlift if required.

To the first floor are two good size bedrooms, one double, one single both having built-in cupboards and complemented by a modern part tiled shower room with disability shower unit, wash hand basin and w.c.

Hall Mews is approached by a private driveway leading to a generous parking area having an allocated parking space with further visitor parking available. To the rear of the property and accessed via the living room is a delightful stone flagged patio area overlooking the beautifully maintained communal garden that is predominantly laid to lawn with surrounding borders and mature specimen trees.

Boston Spa is a most attractive West Yorkshire village, which comprises many outstanding properties dating back to the late 18th century. The village boasts an excellent choice of shops, and restaurants, sports facilities and other public amenities which cater for most daily needs. Boston Spa is also further served by an excellent road network for daily travel.

