

**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.

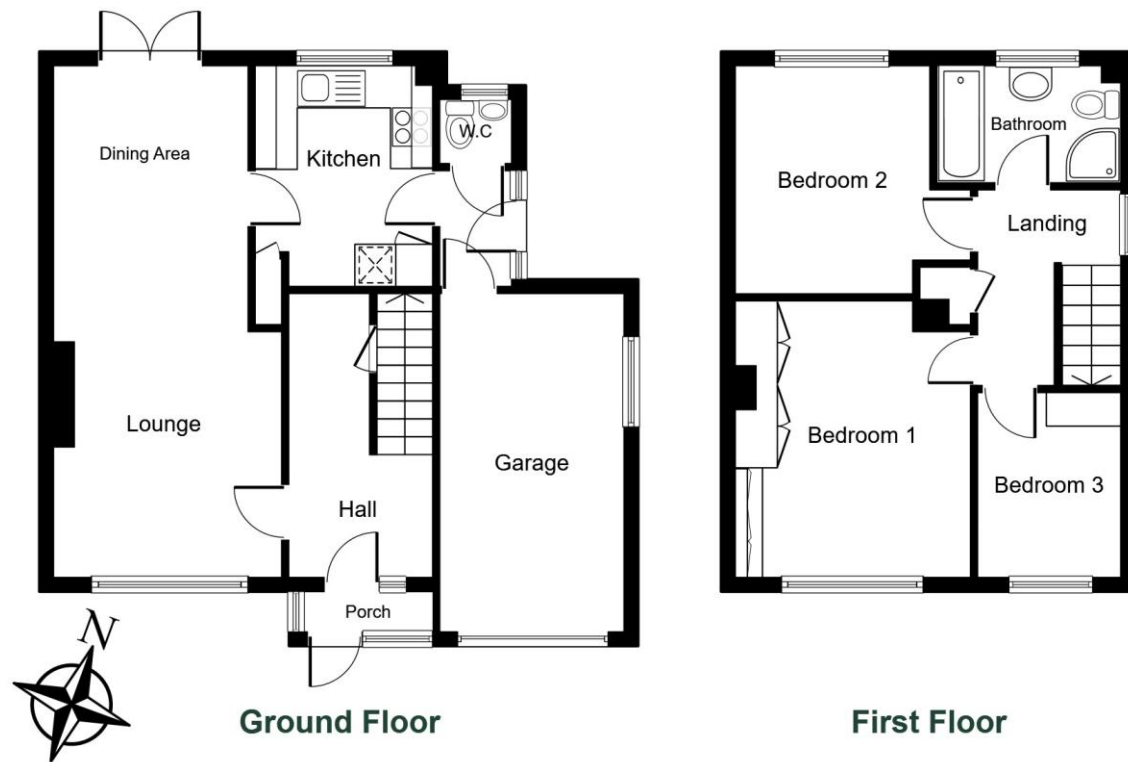
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared October 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(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	



14 Carleton Close, Boston Spa, LS23 6PH

Total floor area 96.9 sq.m. (1,043 sq.ft.) Approx (Including garage) NOT TO SCALE For layout guidance only

**Boston Spa ~ 14 Carleton Close, LS23 6PH**

An attractive and well-presented three-bedroom semi-detached house occupying a pleasant cul-de-sac position within walking distance of the vibrant high street of this sought after village. Together with no onward chain the property presents an excellent opportunity for modernisation and improvements to purchaser's tastes.

- Popular style three-bedroom semi-detached house
- Through lounge with dining area and separate kitchen
- Downstairs w.c.
- Four-piece bathroom suite
- Garage with electric up and over door
- Neat well-tended gardens front and rear

**£350,000** PRICE REGION FOR THE FREEHOLD



**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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

sales@rentonandparr.co.uk  
rentonandparr.co.uk

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 towards Tadcaster. Follow the signs for Boston Spa and take the first right into Clifford Moor Road. Second right into Carleton Drive and first right into Carleton Close where the property is identified on the right hand side by a Renton & Parr for sale board.

## PROPERTY

A well maintained three bedroom semi-detached house with further scope for extension subject to necessary approval. Occupying a pleasant and convenient cul-de-sac location the property is offered for sale with the benefit of vacant possession and with gas fired central heating installed together with replacement double glazed windows, the accommodation in further detail comprises :-

## GROUND FLOOR

### ENTRANCE PORCH

With UPVC entrance door and double glazed window. Inner door to :-

### ENTRANCE HALL

13' 3" x 6' 9" (4.04m x 2.06m)

Having staircase to first floor and storage cupboard under. Radiator, delft rack.

### THROUGH LOUNGE WITH DINING AREA

23' 10" x 10' 9" (7.26m x 3.28m) narrowing to 8'10" Double glazed windows to front and French doors to rear garden. Two radiators, fireplace with marble style inset and hearth with coal effect gas fire, ceiling cornice.



## KITCHEN

10' 2" x 8' 7" (3.1m x 2.62m)

Having a range of oak fronted wall and base units including cupboards and drawers, work tops with tiled surrounds, stainless steel sink unit with mixer taps, double oven, four ring gas hob with extractor hood above. Washing machine, space for fridge freezer, double glazed window to rear, double radiator, broom cupboard, side door to :-



## SIDE PORCH

With UPVC entrance door. Integral access to garage.

## DOWNSTAIRS W.C. (OFF)

With low flush w.c., corner wash basin, tiled wall, double glazed window.

## FIRST FLOOR

### LANDING

Loft access, double glazed window, linen cupboard.

### BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m)

Including fitted wardrobes, dressing table and top boxes. Radiator, double glazed window to front.



### BEDROOM TWO

10' 8" x 9' 0" (3.25m x 2.74m) plus door recess

Double glazed window to rear, radiator.



### BEDROOM THREE

8' 7" x 6' 8" (2.62m x 2.03m)

Double glazed window to front, radiator.



## BATHROOM

Four piece white suite comprising tiled bath, pedestal wash basin, low flush w.c., shower cubicle. Tiled walls and tile effect flooring. Radiator.



## TO THE OUTSIDE

Driveway gives access to :-

## ATTACHED GARAGE

16' 8" x 8' 7" (5.08m x 2.62m)

Having electric up and over door, light and power laid on, Worcester gas fired central heating boiler, side window, integral access door to rear.

## GARDENS

Neat lawned garden to front with shaped lawn and well stocked borders with variety of bushes and shrubs. Side path with gate to enclosed rear garden comprising shaped lawn, gravel and patio area. Borders with bushes and shrubs. Outside water tap and lighting. nternet enquiry)



## COUNCIL TAX

Band D from internet enquiry