



**TENURE**  
Freehold.

**COUNCIL TAX**  
Band F (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.

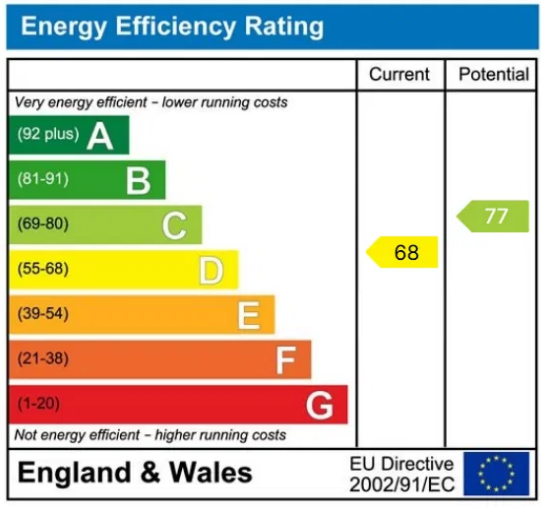
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 January 2025



**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 ~ 40 St Johns View, LS23 6PR**

This spacious and beautifully presented four bedroom detached family home reveals generous living accommodation and enjoys a large private plot with mature gardens to three sides and comfortable off-street parking. Early viewing strongly advised to avoid disappointment.

- Immaculately presented family home
- Four double bedrooms
- Principal having fitted wardrobes and en-suite shower
- Generous through lounge
- Formal dining room
- Spacious breakfast kitchen with doors out to patio
- Large utility room and access to double garage
- Popular residential location
- Walking distance to primary and secondary schools

**£675,000** PRICE REGION



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VALUERS  
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Property Description

This beautifully presented four double bedroom detached family home is situated in the highly popular village of Boston Spa, within walking distance to local primary and secondary schools. Meticulously cared for and tastefully decorated by the current owners, the property boasts quality fixtures and fittings throughout and in further detail comprises:-

To the ground floor, access is gained through a modern composite front door which reveals a generous entrance hallway with guest W.C and return staircase to the first floor having practical under stairs storage. There is a formal dining room with a bay window to the front elevation and a superb through lounge with an abundance of natural light having windows to the front, side, as well as patio doors leading out to the rear garden. An eye catching stone fireplace with a living flame gas fire adds to the charm of this relaxing space.

The breakfast kitchen is fully equipped with a range of quality integrated appliances, granite worktops with matching upstands, inset sink unit with a mixer tap. Natural stone floor tiles flow seamlessly into the adjacent dining area, which also has double patio doors leading out to the rear garden. A doorway leads through to a generous utility room with fitted base units, worktops and plumbing for appliances, along with a wall mounted Worcester Bosch gas boiler. This area also provides access to the outside and to the integral double garage.

To the first floor, a generous L-shaped landing area includes an airing cupboard and loft access. The stylishly presented house bathroom comprises a bath, separate shower, WC, and a generous vanity wash-basin. The bathroom serves three double bedrooms, two of which feature built-in wardrobes. The principal bedroom is a light and spacious room with fitted floor to ceiling wardrobes to one side and its own modern ensuite shower facility with additional storage cupboard.

