



TENURE
Freehold.

COUNCIL TAX
Band E (from internet enquiry).

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

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

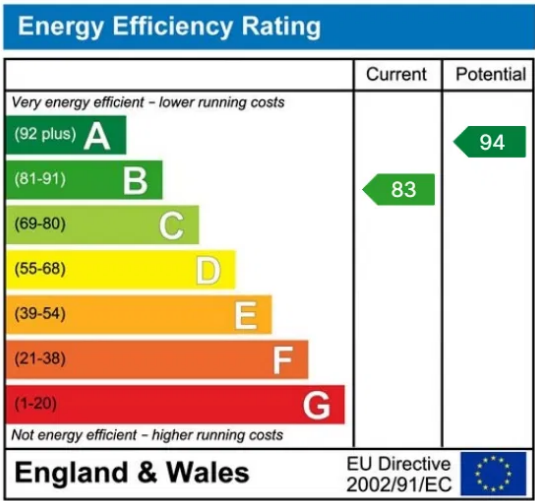
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 March 2025



Boston Spa ~ 9 Spa Crescent, LS23 6FR

An immaculately presented three double bedroomed detached property enjoying a favourable position on this highly sought after and modern development in Boston Spa built in recent years by Miller Homes. Excellently located within walking distance to a range of amenities, bars, restaurants and local primary schools.

- Modern three-bedroom detached home
- Beautifully presented and tastefully decorated throughout
- Skilfully extended with orangery to rear
- Principal bedroom having en-suite shower
- Separate lounge
- Breakfast kitchen with island
- Separate utility
- Integral garage
- Enclosed garden to rear with stone flagged patio area
- A short walk to an excellent range of village amenities

£525,000 PRICE REGION

2 3 2

MISREPRESENTATION ACT

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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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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

This modern family home is conveniently placed within minutes walk to a fantastic range of High Street amenities and excellent local schooling, an early inspections strongly advised. The accommodation which has been thoughtfully extended by the current owners in further detail comprises:-

To the ground floor, a welcoming entrance hallway with a returned staircase leading to the first floor, alongside a downstairs WC and a practical understairs storage cupboard. The living room is bright and airy, featuring a walk-in bay window to the front elevation with a radiator beneath. The breakfast kitchen is beautifully appointed and fitted with a range of Shaker Style wall and base units, cupboards and drawers, complete with an island having matching worktops. Integrated appliances include a 70/30 split fridge freezer, oven with grill above, gas hob with extractor hood and dishwasher below sink unit. Additionally, there is a useful utility room with matching units, space and plumbing for an automatic washing machine and tumble dryer, as well as a gas-fired Potterton boiler housed in a cabinet.

An internal door leads to the integral single garage, which has a manual up and over door, light and power laid on. The property has been thoughtfully extended to the rear with the addition of a spacious orangery, featuring windows to the side and double patio doors leading to an enclosed rear garden.

On the first floor, the spacious landing area serves all three bedrooms, with the added convenience of a storage cupboard. A standout feature of this property is that all three bedrooms are comfortable doubles. The principal bedroom benefits from its own en-suite shower facility and floor to ceiling wardrobes. Bedroom two also boasts floor to ceiling fitted wardrobes and is served by a modern family bathroom with a white three piece suite.

To the outside, the property provides driveway parking for two vehicles, with access to the integral single garage. The front garden is a level parcel of lawn, bordered by established perimeter hedging, while the rear garden is predominantly laid to lawn with a fenced perimeter, raised beds and a generous stone-flagged patio area, the perfect space for outdoor dining and entertaining. Outside water supply.

