



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.

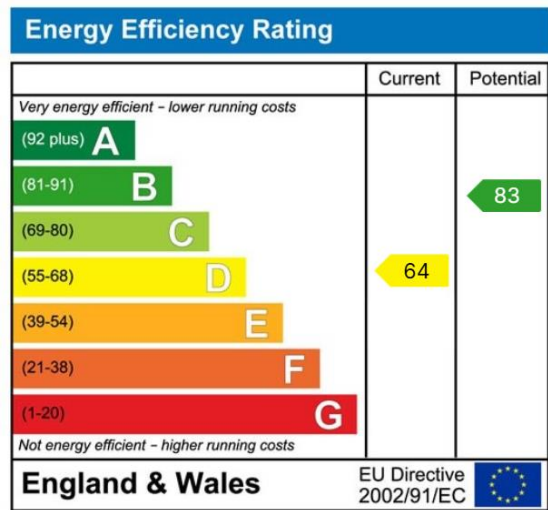
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 ~ 1 Pine Tree Avenue, LS23 6HA

An extended 4-bedroom end terrace period home revealing spacious well-proportioned accommodation (over 1900 sq ft) arranged on three floors. Located in the heart of Boston Spa with excellent amenities on your doorstep.

- Well maintained accommodation on three levels
- 28ft 6in open plan dining kitchen
- Elegant Lounge with bay and fireplace
- Ground floor shower room and w.c
- Four Double Bedrooms
- House Bathroom and en suite to bedroom 3
- Easy maintained front garden
- Private road with parking for one vehicle

£520,000 OFFERS OVER

1 4 3

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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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

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Property Description

Nestled on a charming, tree-lined private road off the vibrant village High Street, this extended Edwardian end of terrace property offers spacious and tastefully decorated living accommodation arranged over three levels.

The interior is well-designed and tastefully decorated, complemented by gas central heating and double glazed windows. As you step inside, you'll be greeted by an inviting hallway with an attractive tiled floor that extends into the shower room/WC. The elegant lounge to the front features a bay window and fireplace, creating a warm and welcoming space. The impressive split-level 28 ft 6 in. living and dining kitchen area is well-fitted with excellent range of wall and base cupboards, worktops, integrated appliances, and a rear utility with access to basement storage.

On the first floor, there are two large double bedrooms and a family bathroom. The second floor comprises two further double bedrooms, one of which includes an en-suite shower room.

The front garden has been landscaped with low maintenance in mind, featuring an artificial lawn ideal for outdoor relaxation. Pine Tree Avenue is a residents-only road controlled by an electric barrier at the village end, preventing through traffic.

Boston Spa's High Street offers an excellent range of facilities, including bars, cafes, eateries, and a variety of shops. For a wider range of amenities, nearby Wetherby is just a short distance away. The property's location provides excellent access to major motorways, making it ideal for commuting further afield.

Pine Tree Avenue is a private road, the responsibility and cost of maintenance we are advised is borne by no`s 14 and 15 Pine Tree Avenue. Each of the other properties owns the land to the middle of the road outside their front boundary.

