



TENURE
Freehold.

COUNCIL TAX
Band D (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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
	58	82
England & Wales	EU Directive 2002/91/EC	

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.



Boston Spa ~ Christmas Cottage, 12 Grove Road, LS23 6AP

An infrequent opportunity has arisen to purchase this most attractive three-bedroom Georgian stone cottage with two reception rooms, separate kitchen, delightful mature gardens and valuable off-street parking. Located just off the High Street in a popular and desirable area only a short walk to excellent range of local amenities and primary schools.

- Charming Georgian period cottage
- Three bedrooms, spacious house bathroom
- Two reception rooms and fitted kitchen with cottage style units
- Private well-tended gardens to rear with summerhouse
- Stone outbuilding with light and power
- Valuable off-street parking
- Useful basement study room
- Walking distance to an excellent range off amenities, bars and restaurants

£450,000 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

An exciting opportunity to purchase this charming three-bedroom Georgian stone cottage, only a short walk from an excellent range of local amenities and primary schools. The accommodation which is tastefully decorated throughout, benefits from double glazed windows and gas fired central heating in further detail comprises:-

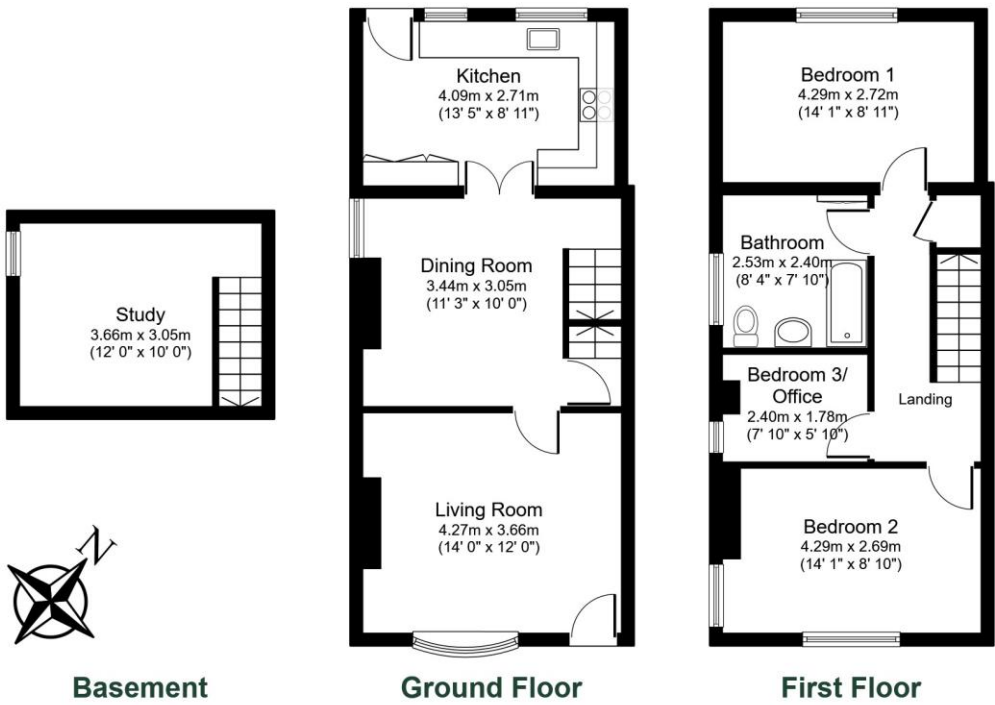
To the ground floor, a hardwood front door with fanlight above opens into a spacious living room featuring a double-glazed bay window to the front with a practical window seat beneath. A striking wood burning stove with attractive wooden surround adds charm, the hardwood flooring flows into the adjacent dining room which includes a decorative fireplace recess with built-in shelving. The staircase leads to the first floor while steps beneath head down to a versatile basement room, currently used as a study/gym.

The breakfast kitchen is of a generous size and fitted with a range of wall and base units, oak block worktops and a Belfast sink unit with a mixer tap. Integrated appliances include a built-in oven, gas hob and extractor hood. There is also space and plumbing for an automatic dishwasher and washing machine. The rear window reveals a delightful outlook of mature gardens, and a single door provides access out onto the patio.

To the first floor, the landing area offers access to the loft space and a built-in airing cupboard. There are two generous double bedrooms, one to the front of the property and the other enjoying a delightful outlook over the private, mature rear garden. Bedroom three, is currently used as a nursery and all three bedrooms are served by a generous house bathroom, which features an attractive white suite including bath with a shower over, Savoy wash hand basin with splashback, and a low flush WC.

To the outside, the property boasts a charming cottage style front garden with box hedging, a gravel driveway to the side provides valuable off-street parking for multiple vehicles. The rear garden is a particular highlight, with two patio areas perfect for outdoor entertaining and "al fresco" dining. This well-stocked, enclosed garden is a haven for birds and wildlife, featuring established perennial flower beds, hedging, bushes, shrubs and deep borders. A general lawn area is complemented by a summerhouse, gazebo and a stone-built potting shed with a terracotta tile roof, complete with power and internal lighting. The garden also benefits from outdoor water and security light.

Please note there is a pedestrian right-of-way for the benefit of adjacent cottages.



NOT TO SCALE For layout guidance only
Total floor area 97.7 sq.m. (1,052 sq.ft.) Approx

