



TENURE
Freehold.

COUNCIL TAX
Band F (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		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Boston Spa ~ 16 Westwood Way, LS23 6DX

Renton & Parr are proud to offer this much-loved family home to the open market for first time since built in the early 1970's. This, four bedroom detached property offers tremendous potential for further extensions (stpp) and modernisation to personal preference boasting a larger than expected garden plot in this highly desirable part of the village.

- Early viewing advised to avoid disappointment
- Available with no onward chain
- Walking distance to excellent local schools
- Impressive sun lounge
- Generous rear garden
- Popular street just off the High Street
- Tremendous scope for further extensions and modernisation (stpp)
- Four bedroom detached family home

£650,000 PRICE REGION



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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All-round excellence, all round Wetherby since 1950

Property Description

An exceptional opportunity has arisen to acquire this spacious four bedroom detached family home, offered to the open market for the first time since its construction in 1971. The property retains many architectural features of its time and boasts an impressive sun lounge extension to the rear. Situated on the highly favoured "Westwood Way" in Boston Spa, it is only minute's walk to an excellent range of High Street amenities, primary schools and secondary school. The accommodation which would now benefit from modernisation to personal tastes in further detail comprises:-

To the ground floor, upon entering through the UPVC front door, you are welcomed into a spacious entrance hallway featuring a staircase to the first floor and a downstairs WC. The light and spacious living room boasts a large front facing window, living flame electric fire and a wide opening leading to the dining room which includes a sliding glass partition into the kitchen. The breakfast kitchen is fitted with a range of wall and base units, laminate worktops, stainless steel sink unit with tiled splash backs and integrated appliances including oven and grill, induction hob with extractor hood above and under-counter fridge. There is a useful pantry and doorway leading to the utility room with a door leading directly to the garden. The utility room offers space and plumbing for white goods, a floor-mounted gas boiler and internal access to the integral double garage.

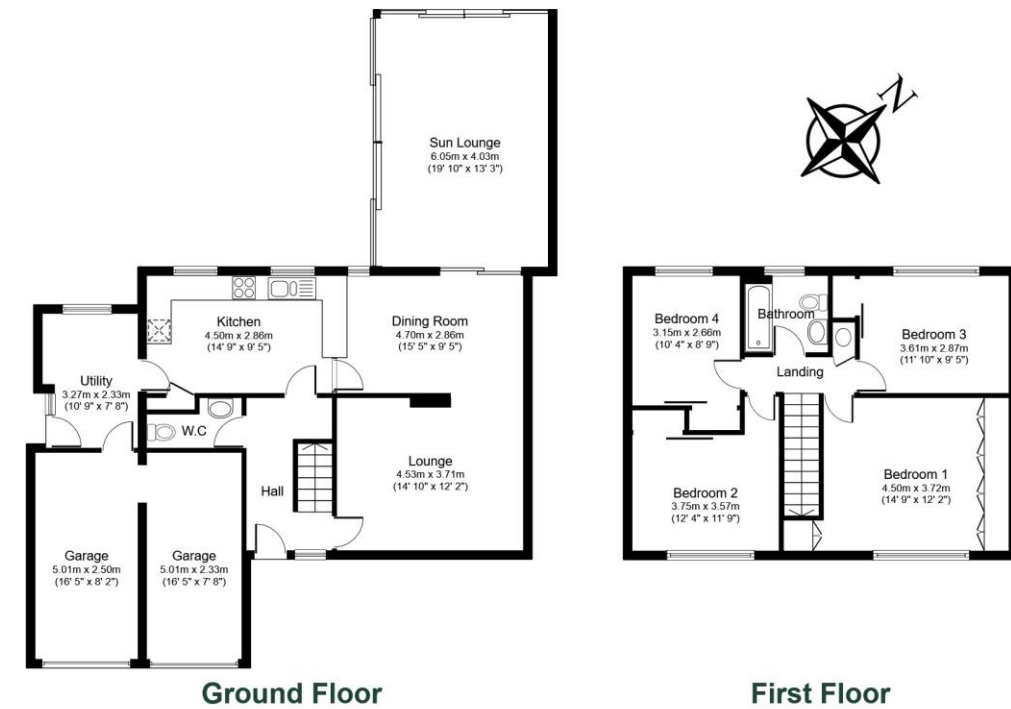
Off the dining room, a pair of sliding doors open into the generous garden room, featuring high ceilings, aluminium framed double glazed windows to the side and rear, two sets of sliding doors providing access to the rear garden and patio.

To the first floor, the landing area includes a loft hatch and an airing cupboard housing the insulated water tank. There are four double bedrooms all of which benefit from double glazed windows and floor to ceiling fitted wardrobes. The spacious house bathroom comprises a white suite with bath and shower over, pedestal wash basin, low flush W.C and wall and floor tiles.

To the outside, the driveway provides parking for multiple vehicles and access to the integral double garage which is equipped with electric up and over doors, light and power laid on.

The well-maintained front lawn is bordered by a path leading to the side and rear garden. The rear garden is a particular feature of this family home, offering a large stone flagged patio area accessible from the sun lounge, creating an optimal "indoor/outdoor" living experience and ideal for outdoor dining. The garden is landscaped with raised borders, established bushes and hedges, with a level lawn beyond and a further hardstanding patio area.

At the head of this generous garden is an attractive Grade II listed brick wall offering both charm and privacy.



NOT TO SCALE For layout guidance only

Total floor area 174.6 sq.m. (1,879 sq.ft.) Approx (Including Garage)

