



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.

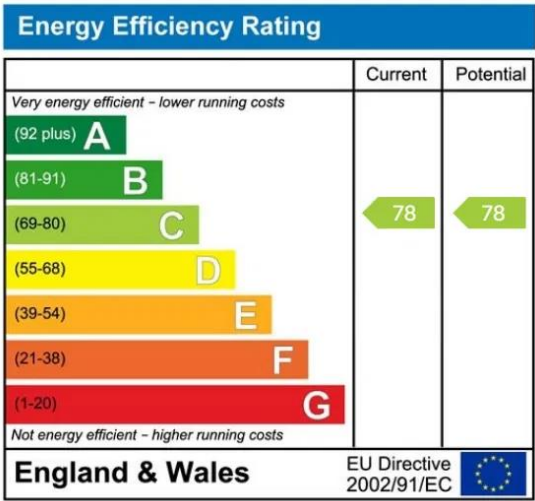
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 April 2025



Boston Spa ~ 1 Hampole Way, LS23 6FN

A stylish and contemporary two-bedroom apartment with open plan living space along with integral garage and allocated parking. Situated on the popular development of 'Church Fields' within level walking distance of Boston Spa's excellent village amenities.

- Light and spacious detached property
- Open plan living dining kitchen
- Two double bedrooms
- Modern house bathroom
- Integral garage and parking availability
- Excellent village location

£325,000 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.
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.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS
01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

Accessed via a composite front door, this beautifully presented home welcomes you into an entrance hallway with staircase rising to the first floor.

To the first floor; Stepping into a bright and spacious open-plan living, dining, and kitchen area which is perfectly designed for modern living and entertaining. The room is flooded with natural light from double glazed sliding sash windows to both the front and rear. The kitchen features a stylish range of cream wall and base units topped with solid black granite work surfaces and matching upstands. Integrated appliances include a fridge, freezer, AEG double oven, four-ring gas hob with extractor hood, under-counter washer/dryer, and a wall-mounted Ideal Logic gas-fired combi boiler. The kitchen area is finished with tiled flooring, while attractive wood-effect laminate flows seamlessly through the living and dining areas, creating a cohesive and inviting space.

A hallway off the main living area leads to two generous storage cupboards and a loft access hatch. Both bedrooms are well proportioned doubles, each with fitted wardrobes offering excellent storage. The contemporary family bathroom is fitted with a modern white three-piece suite, including a low flush wc, pedestal wash basin, and a panelled bath with overhead shower and glass screen. Part-tiled walls, tiled flooring, recessed ceiling lighting, and an extractor fan complete the space.

To the outside; The property is accessed via Hampole Way under a charming stone archway leading to a shared rear courtyard. Here, the property benefits from an allocated parking space and access to a single integral garage with a manual up-and-over door, light and power laid on.

