



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.

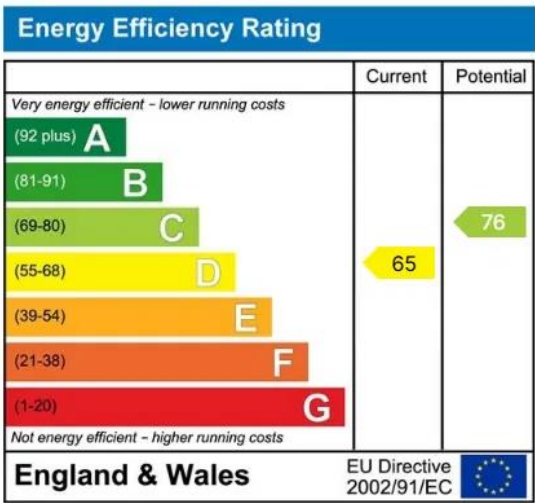
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 May 2025



Boston Spa ~ Highthorn, Ivy Lane, LS23 6PP

A deceptively spacious 4/5 bedroom detached property set in generous sized and enclosed gardens to the rear, quietly situated in this popular location within walking distance of the High Street and excellent local amenities. Available with No onward chain.

- Two light and spacious reception rooms
- Fitted kitchen with breakfast bar
- Bedroom 1 with fitted wardrobes and en suite shower on the ground floor
- Study/Bedroom 5
- Three first floor bedrooms and Bathroom
- Landscaped gardens
- Garage with electric door and attached garden shed
- Greenhouse, Lily pond and Dovecote

£695,950 PRICE REGION

3 4 2

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

Enjoying a popular and highly convenient location within walking to the high street and an excellent range of local amenities, this deceptively spacious detached family home offers well-appointed accommodation throughout, complemented by generous landscaped gardens and a wealth of outdoor features.

The property is set back from the road with a private driveway leading to a detached garage fitted with an electric door. The well maintained gardens are fully enclosed at the rear and include lawns, well-stocked borders, a lily pond, sun decking for outdoor relaxation, a greenhouse, and a garden shed—perfect for those with a passion for gardening or a love of outdoor living.

Internally, the ground floor opens into a welcoming entrance hall. The main living room flows seamlessly into a striking split-level lounge, enhanced by a raised dining area ideal for entertaining. The kitchen with tiled floor is fitted with a range of cream-fronted wall and base units and includes a Franke double bowl sink, double oven, gas hob, fridge freezer, and plumbing for a dishwasher. A separate small laundry room is plumbed for a washing machine.

A versatile study, which could also serve as a fifth bedroom, is located on the ground floor along with a spacious principal bedroom featuring fitted wardrobes and en suite shower room.

The first floor hosts three further generously proportioned bedrooms, all with fitted wardrobes, and a family bathroom with tiled walls and a four-piece suite. The property further benefits from gas central heating and double glazing throughout.

This is a rare opportunity to acquire a substantial and versatile home in a sought-after area, ideal for family living and entertaining alike.

