



TENURE
Freehold

COUNCIL TAX
Band E (from internet enquiry)

SERVICES
We understand mains water, electricity, gas and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

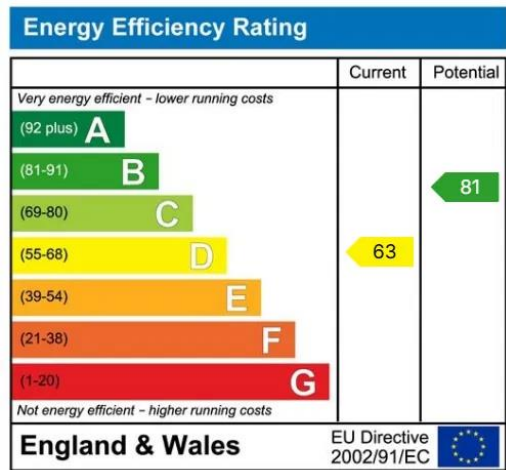
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 ~ Little Orchard, Clifford Road, LS23 6BZ

A most attractive Victorian 4-bedroom semi detached town house providing excellent family accommodation arranged over four floors together with lovely garden and valuable off street parking area to rear, close to the centre of the vibrant High Street of the village.

- Superb living dining kitchen on the lower ground floor
- 30 ft living room with under floor heating
- Principal bedroom with fitted wardrobes on the top floor
- Guest bedroom with en suite shower
- Two further bedrooms and family bathroom
- Off road parking and car port to rear
- Delightful gardens
- INTERNAL VIEWING HIGHLY RECOMMENDED

£799,500 PRICE REGION

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MISREPRESENTATION ACT

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CHARTERED SURVEYORS
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Premium

All-round excellence, all round Wetherby since 1950

Property Description

Little Orchard is a beautifully renovated and substantially upgraded period home, offering a perfect balance of character and contemporary design. Situated in the heart of the desirable Georgian village of Boston Spa, this impressive family home blends original features with high-quality modern finishes to create a versatile and comfortable home.

Internally, the property provides spacious and well-planned accommodation arranged over four floors. The lower ground floor approached from the rear opens up into the standout kitchen/diner/family room, fitted with granite work surfaces, solid oak flooring, underfloor heating, and a Morso wood-burning stove. Integrated Neff appliances include a steamer, microwave, two self-cleaning double ovens with two plate warming draws, and a Neff gas-on-glass hob with Gutmann extractor. This space is designed for modern family living and entertaining off which there is a cloakroom with WC and a boiler room housing a Megaflow system.

The formal sitting room on the ground floor extends to over 30 feet and features a bay window, African Wenge hardwood flooring, and under floor heating and an open fire with marble surround and slate hearth, providing an elegant yet welcoming reception space off the entrance hall.

On the first floor, there is a generous guest bedroom with en-suite shower room, a third double bedroom with fitted wardrobes, a nursery or home office, and a newly fitted four-piece family bathroom with Villeroy & Boch sanitary ware and Hansgrohe fittings. The second floor is dedicated to the principal bedroom, which includes extensive fitted wardrobes and Velux windows offering views over nearby tennis courts and playing fields.

Externally, Little Orchard benefits from gated off-street parking, a double carport, and private rear gardens primarily laid to lawn with well-established herbaceous borders. There are multiple areas ideal for outdoor entertaining and relaxation including children's play area, paved patio ideal for al fresco dining, garden shed.

Boston Spa offers a vibrant village lifestyle with a wide range of local amenities, including cafés, shops, restaurants, a medical centre and pharmacy. St Mary’s Church of England Primary School is located just moments from the property. For commuters, the A1(M) is close by, providing excellent access to Leeds, York, Harrogate, and the wider motorway network.

