TENURE
Freehold.

COUNCIL TAX
Band E (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.

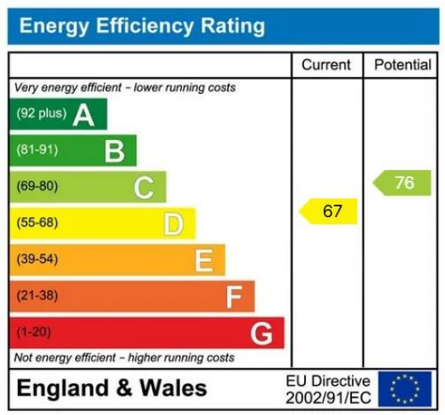
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 August 2025



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.

THE GUILD PROPERTY PROFESSIONALS

RICS

Boston Spa ~ 5 Chestnut End, LS23 6JG

A much loved four bedroom semi detached family home offered on the open market for the first time in 48 years and available with the benefit of no onward chain.

- Quiet cul de sac location
- Three reception rooms, study and conservatory
- Kitchen and downstairs wc
- Four bedrooms and bathroom
- Gas central heating and double glazing
- Private enclosed gardens to rear

£525,000 PRICE REGION

3 4 1

Renton &Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

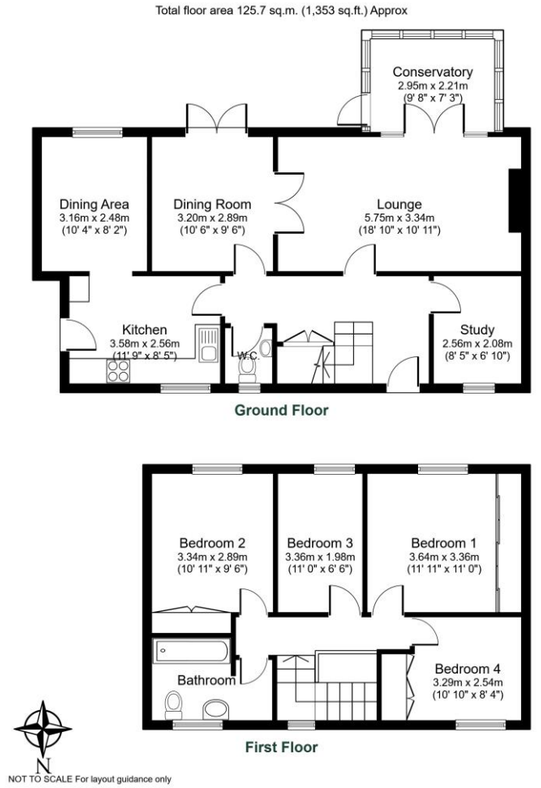
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

A rare opportunity has arisen to purchase this much-loved four-bedroom semi-detached home, brought to the open market for the first time in 48 years. Situated on a quiet cul-de-sac in the ever-popular village of Boston Spa, the property enjoys a peaceful setting on a private shared driveway, just a short walk from the High Street and a wide range of local amenities.

The property has been thoughtfully extended over the years and offers well-maintained, versatile accommodation ideally suited to family living. Benefiting from gas central heating and double-glazed windows and doors throughout, the ground floor comprises an entrance hall, a downstairs WC, a spacious lounge with double doors opening into the dining room, a conservatory overlooking the rear garden, a study/home office, a fitted kitchen, and a separate breakfast room.

Upstairs, there are four bedrooms – three of which feature fitted or built-in wardrobes – with the fourth currently used as a study. A family bathroom completes the first-floor accommodation.

Outside, the home is approached via a gravelled drive shared with just one other property. There is off-street parking to the front and a single garage. To the rear, the south-facing garden is a particular highlight – fully enclosed and laid mainly to lawn, with mature, well-stocked borders, a patio area perfect for outdoor entertaining, and a garden shed included.