



**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.

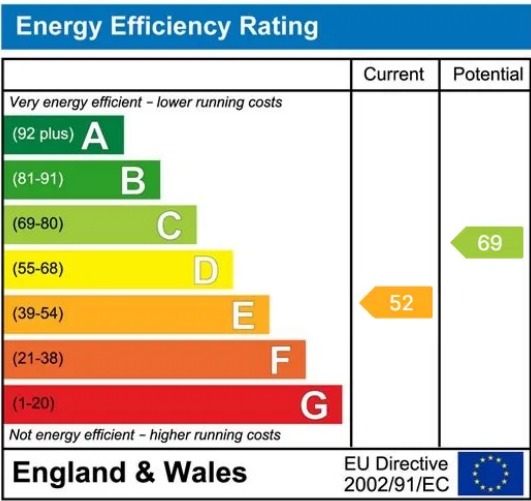
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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



**Boston Spa ~ 42 St Johns View, LS23 6PR**

Set behind electric gates on a generous mature plot, this tastefully modernised three double bedroom detached dormer bungalow offers privacy and contemporary living featuring an impressive open plan kitchen diner. Available with the benefit of no onward chain.

- Individual stone-built detached dormer bungalow
- Generous garden plot offering excellent privacy and mature surroundings
- Stylish open-plan living kitchen diner with bi-fold doors to decked terrace
- Spacious sitting room with wood-burning stove and patio doors to the front
- Three double bedrooms including a principal suite with en-suite and eaves storage to the first floor
- Integral garage with electric door, power and utility access
- Private rear garden with summer house and raised deck

**£575,000** PRICE REGION

1 3 2

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Property Description

Tucked away behind electric gates on a generous plot, this distinctive three bedroom detached dormer bungalow offers an exceptional blend of privacy, comfort and contemporary style. Enclosed by mature hedging and fencing, the home has been thoughtfully updated to meet the demands of modern living with a stunning open plan living dining kitchen. The accommodations benefits from gas fired central heating, CAT5 cabelling, automatic lighting in hallway and bathroom, and in further detail comprises :-

Step inside to a welcoming hallway with exposed stone wall that flows into a stunning open-plan living kitchen diner. Designed for both everyday life and entertaining, the space features modern wall and base units, quartz worktops and premium integrated appliances. A central peninsula adds extra workspace with pendant lighting above. With bi-folding doors that open onto a raised decked terrace - perfect for "al fresco dining" and social gatherings. Wired to connect to Alexa/other smart devices along with USB ports.

The ground floor also includes a home office and a spacious sitting room with a cosy wood-burning stove and patio doors to the front. There are two generous double bedrooms with fitted wardrobes and a sleek, modern shower room. A dedicated study provides a quiet spot for working from home, while a practical utility area connects directly to the integral garage, complete with power and lighting.

To the upstairs, a large landing area with comfortable space for seating/relaxing. the principal bedroom enjoys dual aspect Velux windows and benefits from a modern en-suite bathroom and useful eaves storage.

To the outside, the grounds are thoughtfully landscaped to the front with shaped lawn, an ornamental pond and established fruit trees. Gated side access leads to a low maintenance, gravelled rear garden, while the raised terrace directly accessible from the kitchen diner provides an ideal entertaining space.

There is a generous driveway with comfortable parking for multiple vehicles.

