



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 October 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales EU Directive 2002/91/EC		



Boston Spa ~ 13 Clarendon Road, LS23 6NG

Offered to the open market for the first time since 1972, this deceptively spacious and versatile five-bedroom detached dormer bungalow presents a rare opportunity to acquire a much-loved family home in one of Boston Spa's most sought-after residential locations.

- Lounge and separate dining room
- Kitchen, utility and large pantry
- Two ground floor bedrooms and family bathroom
- Three first floor bedrooms and excellent eaves storage space
- Double Garage
- Choice corner plot

£650,000 PRICE REGION



MISREPRESENTATION ACT

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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

Property Description

Offered to the open market for the first time since 1972, this deceptively spacious and versatile five-bedroom detached dormer bungalow presents a rare opportunity to acquire a much-loved family home in one of Boston Spa’s most sought-after residential locations.

Occupying a generous corner plot on the highly regarded Clarendon Road, the property enjoys a level position within easy walking distance of the High Street and a wide range of excellent local amenities. With gas central heating and double-glazed windows throughout, the home offers immense potential for cosmetic modernisation, making it an ideal prospect for those looking to create a bespoke family residence.

The accommodation is arranged over two floors. On the ground floor, an entrance vestibule opens into a welcoming reception hall, which leads to the principal living areas. The spacious lounge is filled with natural light, featuring windows to three sides and French door opening onto the rear patio and garden. Adjacent to the lounge is a formal dining room, which connects to a breakfast kitchen, leading in turn to a useful utility room and a large walk-in pantry.

Also on the ground floor are two bedrooms, both fitted with built-in wardrobes, as well as a family bathroom and a separate WC.

A turned staircase leads to the first floor, where there are three additional bedrooms. A particularly notable feature of the upper floor is the presence of three large eaves storage areas, offering excellent wardrobe and general storage space.

Externally, the property boasts attractive gardens to three sides, including lawned areas, mature shrubs and bushes, and a low stone boundary wall. A block-paved path and driveway provide off-street parking and lead to an attached double garage, which is equipped with an electric up-and-over door, lighting, power, and a window and personal access door to the rear.

This is a rare opportunity to acquire a spacious and adaptable home in a prime location, ideal for families or downsizers alike, with scope to update and personalise to one’s own taste.

