



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 October 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales EU Directive 2002/91/EC		



Boston Spa ~ Laburnum House, 17 Grove Road, LS23 6AP

A most charming double fronted four bedroom detached home, sympathetically modernised and extended to the rear revealing a stunning dining kitchen opening out onto generous walled gardens. Ideally located just off the ever popular High Street within walking distance to a wealth of amenities and local schools.

- Skilfully extended period detached house
- Stunning open plan dining kitchen
- Two generous reception rooms
- Four double bedrooms
- Spacious house bathroom
- High end bathroom suite with Villeroy & Boch fittings
- Gated off street parking
- Tastefully decorated and well appointed throughout
- Useful cellar
- Large walled garden with patio area

£850,000 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.
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Renton & Parr

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Premium

All-round excellence, all round Wetherby since 1950

Property Description

Skilfully extended and beautifully presented throughout "Laburnum House" is a substantial four double bedroom detached period home enjoying a desirable setting in the heart of the ever popular village of Boston Spa, just a short walk from the vibrant High Street and its excellent range of amenities and local schooling. The property has undergone an extensive programme of improvement, blending original character features with contemporary finishes to create a spacious and versatile family home and in further detail comprises:-

A side entrance porch with attractive stone floor covering and a hardwood internal door leads through to a welcoming hallway with oak flooring and double internal doors opening into the heart of the home — a stunning open plan living dining kitchen. The rear extension features a lantern ceiling, five leaf bi-folding doors and underfloor heating beneath large floor tiling, creating a light filled space ideal for entertaining or modern family life.

The kitchen is superbly appointed with an extensive range of quality shaker-style wall and base units, quartz worktops, matching upstands and splashbacks. Integrated AEG appliances include a pair of ovens, warming drawer, induction hob with extractor, wine cooler, dishwasher and space for an American-style fridge freezer. A large central island with breakfast bar seating incorporates a stainless steel sink unit with Quooker instant hot water tap.

There is a comfortable snug or home office complete with bespoke fitted shutters and a wood burning stove. The principal reception room is a generously proportioned and elegantly appointed lounge, featuring a striking stone fireplace with a multi-fuel stove, creating a warm and inviting atmosphere.

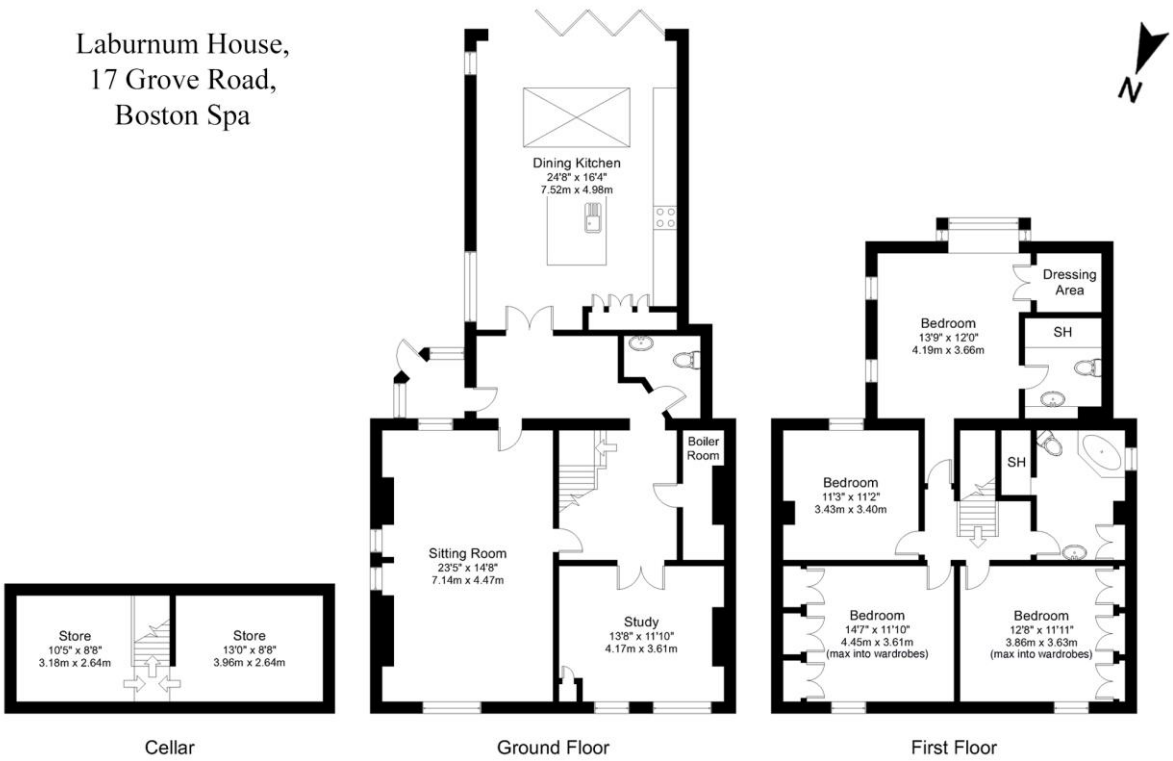
A separate utility room provides plumbing for laundry appliances, additional storage solutions and houses the wall-mounted gas boiler. Completing the ground floor is a guest WC, stylishly finished with Travertine tiling and a modern suite including a wall-mounted hand basin. A discreet hatch from the hallway reveals stone steps descending to a highly practical cellar, ideal for storage.

To the first floor, a light and airy landing with loft access leads to four generously proportioned double bedrooms. The principal bedroom enjoys dual aspect views, fitted wardrobes, dressing room and a stylish en-suite shower room with contemporary tiling and underfloor heating. The remaining three bedrooms each offer excellent proportions, two benefitting from built-in wardrobes and quality fitted furniture.

A spacious and well appointed house bathroom completes the accommodation with a luxury suite comprising a large shaped Villeroy & Boch bath, walk-in shower, wash basin with vanity storage and attractive tiling throughout.

Externally, the property is approached via electric security gates leading to a gravel driveway providing off-street parking for multiple vehicles. To the rear, the bi-folding doors open onto a generous stone flagged patio, ideal for al-fresco dining, overlooking a substantial lawned garden bordered by mature trees and shrubs, enclosed by an attractive rustic brick wall, offering excellent privacy.

There is also a garden shed, as well as external power, lighting and water supply, enhancing the functionality of this wonderful outdoor space.



Gross internal floor area excluding Cellar (approx.): 207.1 sq m (2,230 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

