



TENURE
Freehold

COUNCIL TAX
Band G (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.

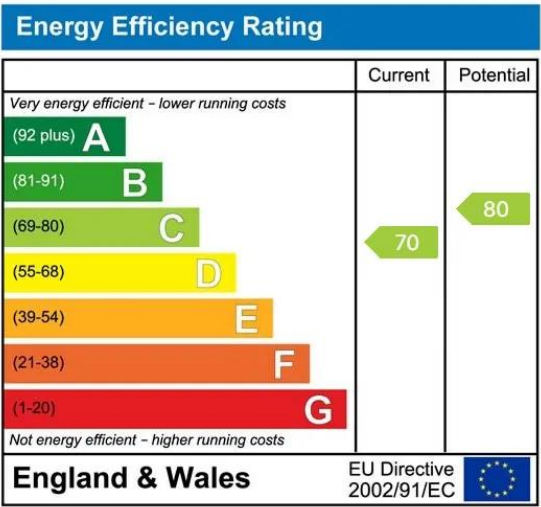
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 November 2025



Boston Spa ~ 6 Beeches End, LS23 6HL

A much improved and extended four bedroom detached house with excellent private south Westerly facing garden and double garage together with self contained one bedroom annex occupying a choice corner position on this popular development within walking distance of excellent village amenities

- Highly desirable cul-de-sac location close to the High Street
- Generous and versatile annexe ideal for dependent relatives or flexible family living
- South-west facing wrap-around garden
- Spacious living room with patio doors opening to the garden
- Open -plan kitchen/dining room with patio doors to the garden and separate utility room
- Four bedrooms on the first floor
- Two bathrooms
- No onward chain

£875,000 PRICE REGION

2 5 2



MISREPRESENTATION ACT

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Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Premium

All-round excellence, all round Wetherby since 1950

Property Description

A rare opportunity to purchase a versatile and substantial home in a superb setting—early viewing is recommended.

Occupying a prime corner position on this highly regarded development, just a short walk from the vibrant amenities of Boston Spa village, this much-improved and extended four-bedroom detached family home is offered for sale with no onward chain. Boasting spacious, flexible accommodation, this light filled property also features a self-contained one-bedroom annex—perfect for multi-generational living, guest accommodation, or potential rental income.

Benefitting from gas-fired central heating and replacement PVC double-glazed windows, the light and generously proportioned rooms are arranged over two floors, beginning with a welcoming reception hall finished with stylish Pergo laminate flooring and a guest cloakroom/WC.

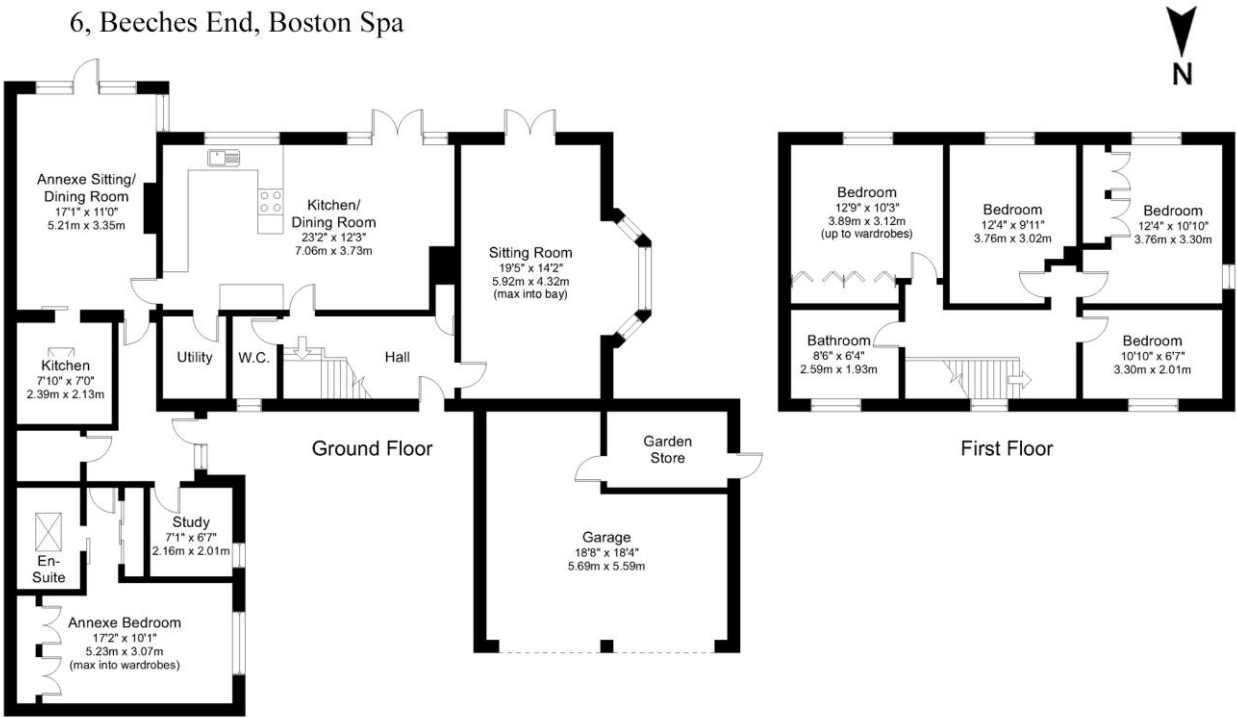
The splendid main lounge enjoys double aspect including side bay window and French doors opening to the rear garden - filling the room with natural light. To the rear, an open-plan kitchen and dining area offers an exceptional space for family life and entertaining, fitted with a comprehensive range of wall and base units, granite worktops, a Franke sink, Bosch split-level double electric oven, AEG induction hob, and an integrated dishwasher. Double doors lead from the dining area out to a rear patio and garden, while a separate utility room adds further practicality.

Upstairs, the property offers four well-proportioned bedrooms, two of which benefit from built-in wardrobes. A modern house bathroom serves the bedrooms, featuring a white suite with panelled bath and shower over, wash hand basin, and low flush WC.

The light and spacious annex accommodation can be accessed either independently via its own private entrance or internally from the main house. it includes an entrance hall, a generous sitting/dining room with patio doors opening onto a sunny south-facing patio and garden area that can be made private, a kitchen, a substantial double bedroom with fitted wardrobes, a bathroom, a utility room and a useful study area. The hallway leading to the bedroom also features additional fitted wardrobes, providing excellent storage. This large versatile layout offers a range of possibilities to suit individual needs, whether for guests, dependent relatives, or an additional living space.

Externally, the property is set back behind a gravel driveway providing ample parking and access to a double garage, part of which has been adapted to incorporate a garden store. The gardens are a standout feature, offering a completely private and secure south-westerly aspect, creating a wonderfully sunny and sheltered garden, beautifully maintained with mature planting and well-stocked borders. Multiple patio areas provide ideal spaces four outdoor dining and relaxation, enhanced by the charm of a pergola and the convenience of an outside water tap.

Boston Spa is a thriving and highly sought-after village, offering a wide range of amenities including independent shops, cafes, restaurants, bars, and well-regarded schools. The location provides excellent connectivity, with easy access to the A1(M) and M1 motorway networks, making it ideal for commuters.



Gross internal floor area excluding Garage (approx.): 187.7 sq m (2,020 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.