



Boston Spa ~ 4 Westwood Way, LS23 6DX

Price Region £675,000

An outstanding stone-built detached residence, originally designed as a four-bedroom home and now reconfigured to provide three generous double bedrooms, including an exceptional principal suite with en-suite bathroom. Beautifully decorated and tastefully appointed throughout, the property offers a high-quality specification enhanced by bespoke furniture and newly fitted ground-floor flooring. An internal inspection is strongly recommended to fully appreciate the seamless layout and attention to detail.

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Council Tax Band: E

Tenure: Freehold



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Property Description

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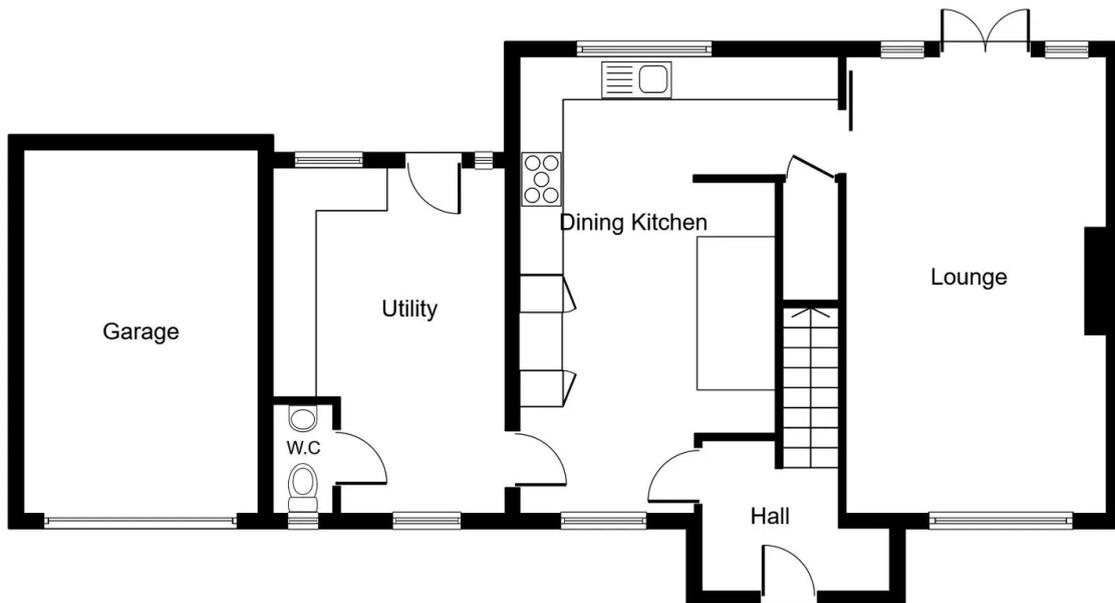
The ground floor accommodation is centred around a welcoming reception hall with built-in storage. A light and spacious lounge features a bespoke media wall with integrated cupboards and illuminated display shelving, complemented by French doors opening onto the landscaped rear garden. Replacement sliding doors lead through to a stunning open-plan dining kitchen, fitted with an extensive range of soft-close wall and base units, Silestone work surfaces, and an impressive suite of integrated Miele appliances. These include a fridge freezer, dishwasher, split-level oven with combination microwave, warming drawer, wine cooler, boiling water tap, and a four-ring Bora hob with integrated extractor and smoked glass splashback. There is ample space for a dining table and chairs, making this an ideal area for both everyday living and entertaining.

Adjoining the kitchen is a versatile utility/study area with a handmade workstation, matching cabinetry, and plumbing for an automatic washing machine and tumble dryer. A cupboard houses the gas-fired central heating boiler. A stylish cloakroom completes the ground floor, fitted with a contemporary WC, wash basin, and chrome heated towel rail.

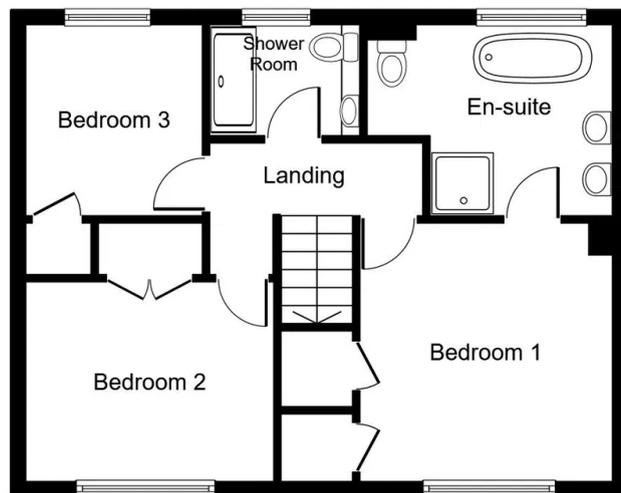
To the first floor, the impressive principal bedroom benefits from fitted wardrobes with shelving and hanging rails and a luxurious en-suite bathroom featuring a modern five-piece suite. This includes a freestanding bath, twin washbasins with storage beneath, a low-flush WC, a walk-in shower, and underfloor heating. There are two further double bedrooms, both with built-in wardrobes, and a family shower room fitted with a sleek three-piece white suite. A boarded loft with lighting provides additional storage.

Externally, a block-paved driveway offers off-road parking for two vehicles and leads to a single garage with electric up-and-over door, power, lighting, water supply, and loft storage. The garage is currently utilised as a home gym. The gardens have been professionally landscaped, with the private and enclosed rear garden featuring a porcelain-tiled patio, artificial lawn, raised beds with sleeper edging, established hedging, and a garden shed.

This delightful detached home combines generous living space, premium finishes, and practical amenities, all set within a highly desirable location. Early viewing is highly recommended to appreciate everything this exceptional property has to offer.



Ground Floor



First Floor

4 Westwood Way, Boston Spa, LS23 6DX

Total floor area 143.3 sq.m. (1,481 sq.ft.) Approx (Including garage)

NOT TO SCALE For layout guidance only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £30.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

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