



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 April 2025

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Boston Spa ~ 3 Fieldhead Paddock, LS23 6SA

A skilfully extended five-bedroom three reception room detached family home occupying an enviable cul-de-sac position enjoying gardens to south, east and westerly aspects. Conveniently located within level walking distance of local schools and Boston Spa's excellent village amenities.

- Excellent village location
- Driveway parking and attached double garage
- Westerly facing private rear garden with patio seating
- Gardens to front side and rear
- Ensuite to master bedroom and family bathroom
- Five good sized double bedrooms
- Fitted kitchen with integrated appliances
- Three reception rooms to ground floor
- An extended detached family home

£745,000 PRICE REGION



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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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CHARTERED SURVEYORS
ESTATE AGENTS
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Premium

All-round excellence, all round Wetherby since 1950

Property Description

To the ground floor; Step through a UPVC double glazed front door into a welcoming entrance hallway featuring wood-effect Karndean flooring and access to a cloak cupboard and convenient downstairs wc.

An extended snug sitting room is bathed in natural light, thanks to its dual aspect double glazed windows and south-facing French style patio doors opening onto the side garden, a warm and inviting space with pleasant garden aspect.

To the front of the property, a formal dining room offers a perfect setting for entertaining, with a large window overlooking the front garden.

The spacious main living room also benefits from patio doors that open onto the rear garden. A stylish feature fireplace with a smooth stone hearth and mantel along with a living flame gas fire inset, adds a cozy focal point.

A shaker fronted fitted kitchen is both practical and attractive, offering a comprehensive range of wall and base units, topped with 'Maia' work surfaces and matching upstands. Integrated Neff appliances include an electric oven, five-ring gas hob with extractor hood, integrated fridge and freezer, dishwasher and automatic washing machine. A breakfast bar with barstool seating offers a casual dining space. A double-glazed window overlooks the garden along with personnel rear door.

To the first floor; A generous galleried landing connects the first-floor bedrooms and provides access to the loft. The principal bedroom is a spacious double with fitted wardrobes, a modern en-suite shower room and a large picture window with an attractive outlook to the front. Bedrooms two and three are well proportioned double rooms with aspect over the rear garden. Bedroom four is light and spacious, bedroom five is a double room currently used as a spacious home office.

The family bathroom is fitted with a modern white suite including a low flush wc, pedestal wash basin, panelled bath along with separate step-in shower cubicle.

To the outside; A double driveway provides off-road parking for multiple vehicles and access to an attached double garage. The gardens to front side and rear are a particular highlight of this stunning property. The front garden is set behind a neatly trimmed conifer hedgerow, while the side garden offers a lawned area with a flagged patio and pathway leading round to the rear.

The private rear garden is beautifully maintained, set largely to lawn bordered with timber fencing and mature hedgerows. Well-stocked flower beds feature a variety of shrubs and flowering plants. A timber summer house offers additional garden storage. A shaped stone flagged patio provides a lovely south-westerly "sun trap" seating area ideal for outdoor entertaining, relaxation, and al fresco dining during warmer months.



NOT TO SCALE For layout guidance only

Total floor area 190.2 sq.m. (2,047 sq.ft.) Approx (Including Garage)

