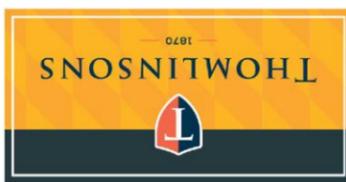


T. 01937 582748  
F. 01937 580571

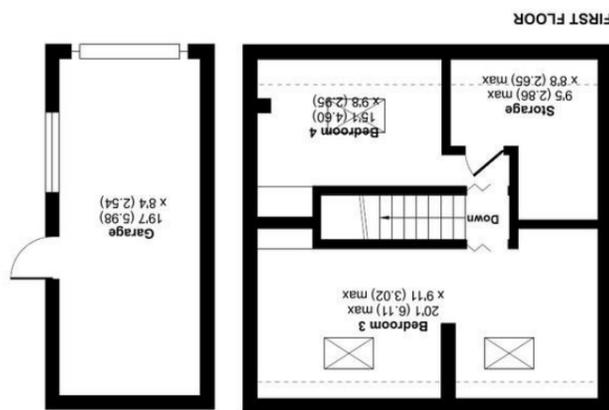
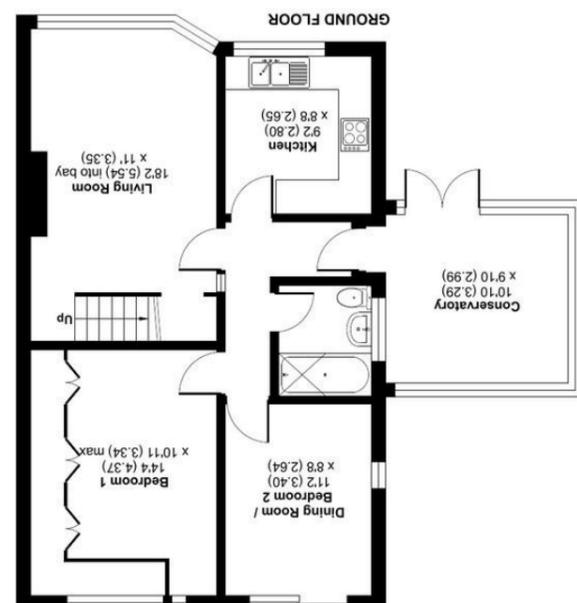
www.thomlinsons.co.uk  
office@thomlinsons.co.uk

24 High Street | Wetherby | West Yorkshire | LS22 6LT



**Important Notice 1.** Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.

Produced for Thomlinsons, REF: 1369942  
Incorporating International Property Measurement Standards (IPMS2 Residential), © rickcom 2025.



Approximate Area = 1111 sq ft / 103.2 sq m  
Limited Use Area(s) = 50 sq ft / 4.6 sq m  
Garage = 163 sq ft / 15.1 sq m  
Total = 1324 sq ft / 122.9 sq m

Denotes restricted head height

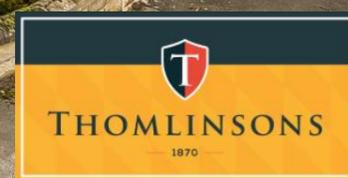
For identification only - Not to scale



**Ling Croft, Boston Spa, Wetherby, LS23**



1 Ling Croft, Boston Spa



# Price Guide £385,000

## 1 Ling Croft, Boston Spa, Wetherby, LS23 6PL

Occupying a generous corner plot this dormer bungalow has been tastefully extended into the loft offering two extra rooms including a dressing room and large storage area with potential for further development (subject to planning). An early inspection is most strongly recommended to fully appreciate the quality and spacious accommodation this delightful home has to offer.

### BOSTON SPA

The sought after village of Boston Spa is predominantly a stone built village with many Georgian properties, situated approx. one and a half miles east of the A1 on the southern bank of the River Wharfe. The village has its own good selection of shops, schools and facilities with a further range of amenities including indoor swimming pool and golf course in the market town of Wetherby some 3 miles away. Commuting links are good being almost equidistant to Leeds, York and Harrogate.

### DESCRIPTION

#### GROUND FLOOR

#### ORANGERY

French doors lead into the spacious and light area with vaulted ceiling and ceramic tiled floor

#### HALLWAY

#### KITCHEN

having range of wall and floor mounted units with worktops over, integrated electric fan oven with gas hob over and extractor, integrated fridge, space for freezer, space for washing machine, window to front aspect

#### LOUNGE

open plan with staircase leading to first floor, the lounge has a marble fireplace with inset hearth and living flame gas fire, window to front aspect

#### WET ROOM

a quality fully tiled wet room gives access to a large walk in shower area, wall mounted washbasin and low level WC, window to side aspect

#### MASTER BEDROOM

with a range of fitted white wardrobes with matching bedside cabinets, bed head and drawers, window to rear aspect

#### DINING ROOM/BEDROOM TWO

with patio door leading to rear garden, small picture window to side.

#### BEDROOM THREE

(Under Eaves) With Velux window and fitted shelves to side

#### EN-SUITE DRESSING ROOM

(Under Eaves) with Velux window



#### BEDROOM FOUR

(Under Eaves) Velux window, shelves to side

#### UNDER EAVES STORAGE

large under eaves storage room housing boiler

#### OUTSIDE

The beautifully maintained garden extending to three sides enjoys a good degree of privacy and predominantly laid to lawn with well stocked borders housing a variety of plants, shrubs and a delightful patio area ideal for alfresco dining. Off street parking in front of a single detached garage and garden shed.

#### ALL MAIN ATTACHED

The property further benefits from a gas central heating system, PVCu double glazed windows and doors.

#### COUNCIL TAX BAND D

