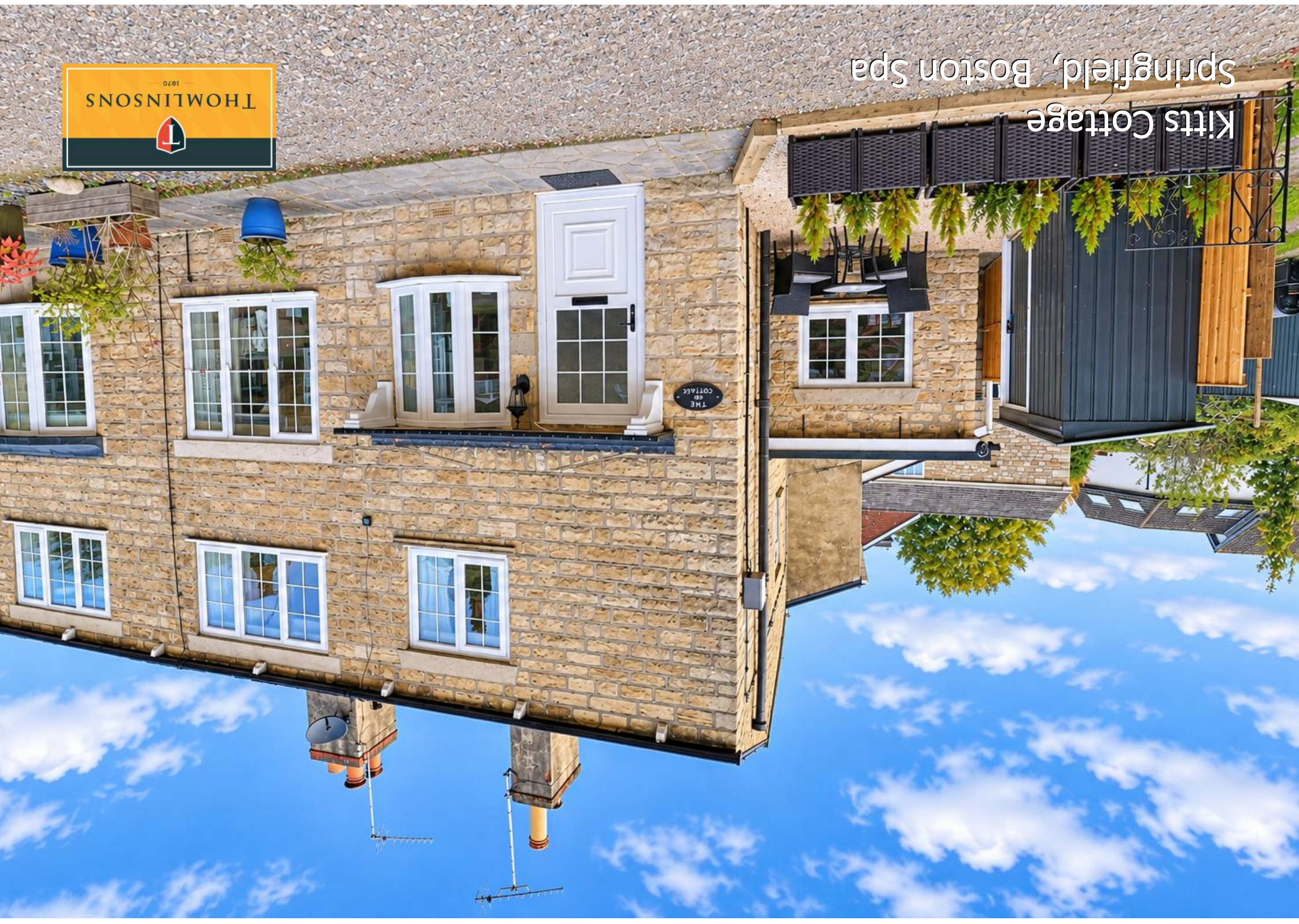
Kitts Cottage
Springfield, Boston Spa



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Guide Price £210,000

Kitts Cottage, Springfield, Boston Spa, LS23 6EB

A particularly appealing and individual stone cottage, beautifully refurbished throughout, offering stylish, ready-to-enjoy accommodation in one of the area's most desirable village locations.

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A beautifully refurbished cottage with charm and character

Kitts Cottage is a delightful and individual semi-detached cottage, occupying a particularly desirable position within a quiet backwater setting on Springfield, in the heart of the highly regarded Georgian village of Boston Spa.

Having undergone a comprehensive programme of refurbishment and improvement, the property has been thoughtfully transformed to create a lovely home, combining its original cottage character with tasteful contemporary finishes and practical modern accommodation. Considerable attention has been given to the presentation and layout, resulting in a property which feels both welcoming and stylish.

Of particular note is the newly fitted kitchen, featuring a contemporary range of units and integrated appliances, together with the attractive lounge incorporating a newly installed wood-burning stove. The accommodation has also been improved by relocating the shower room to the first floor, creating a particularly convenient en-suite arrangement to the bedroom.

The property further benefits from new electric wall-mounted heating, double glazing and the advantage of planning permission having been granted, offering an additional point of interest to prospective purchasers.

Accommodation

The accommodation briefly comprises:

Lounge
A charming and welcoming reception room, retaining the cottage's individual character and providing an attractive focal point in the form of a newly installed wood-burning stove. The room provides a comfortable living space, with a unique wrought iron spiral staircase leading to the first-floor accommodation.

Dining Kitchen
A particularly pleasing improvement to the property, with the kitchen having been opened up and completely refitted to create a more spacious and contemporary arrangement. The newly fitted kitchen incorporates a stylish range of wall and base units complemented by work surfaces, an induction hob, fan-assisted oven and Klarstein extractor hood. Further features include an integrated washing machine and electric plinth heater.

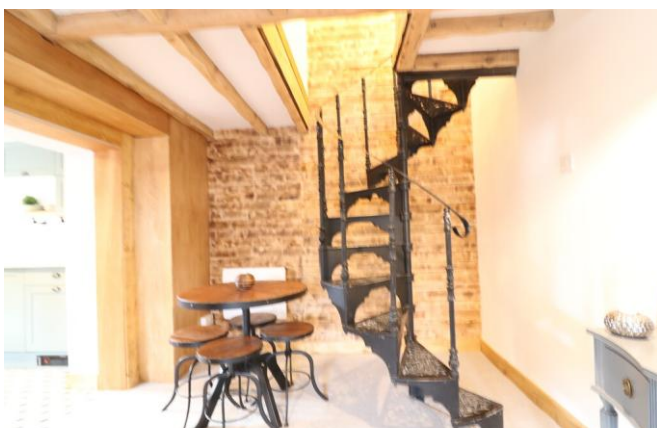












First Floor Bedroom
A lovely bedroom enjoying a front aspect, allowing for good natural light. The room provides comfortable bedroom accommodation and benefits from the addition of an adjoining en-suite shower room.

En-Suite Shower Room
Tastefully fitted with a modern suite comprising an electric shower, washbasin and WC, together with an electric heated chrome towel rail.

Outside
Externally, the cottage enjoys a small gravelled garden area, providing an attractive and manageable outdoor space, together with useful lock-up storage. EV charging point.

Planning Permission
Planning permission has been granted, providing an additional opportunity and potential benefit for prospective purchasers. Further details of the approved permission are available online







