



TENURE

Freehold.

COUNCIL TAX

Band E.

SERVICES

We understand mains water, electricity, gas central heating 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 September 2025

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

MISREPRESENTATION ACT

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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.
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Boston Spa ~ 5 Thorp Drive, LS23 6FT

"The Rolland" is a popular style four bedroom townhouse, situated on the highly desirable modern development just off the High Street. Beautifully presented and stylishly decorated throughout, this home offers a well-balanced layout arranged over three floors, with the added benefit of a fantastic ground floor rear extension, creating a bright and spacious family living area.

- Attractive and tastefully decorated town house
- Four bedrooms and two bathrooms
- Impressive principal bedroom with fitted wardrobes and luxury en-suite
- Stunning open plan dining kitchen
- Separate lounge
- Enclosed private rear garden
- Driveway parking and single garage
- Highly popular modern development in Boston Spa
- Walking distance to excellent range of village amenities and local schools
- Ease of access to the A1/M for commuting further afield

£565,000 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

A genuinely spacious and beautifully presented four bedroom townhouse, ideally located in the highly sought after modern development in Boston Spa.

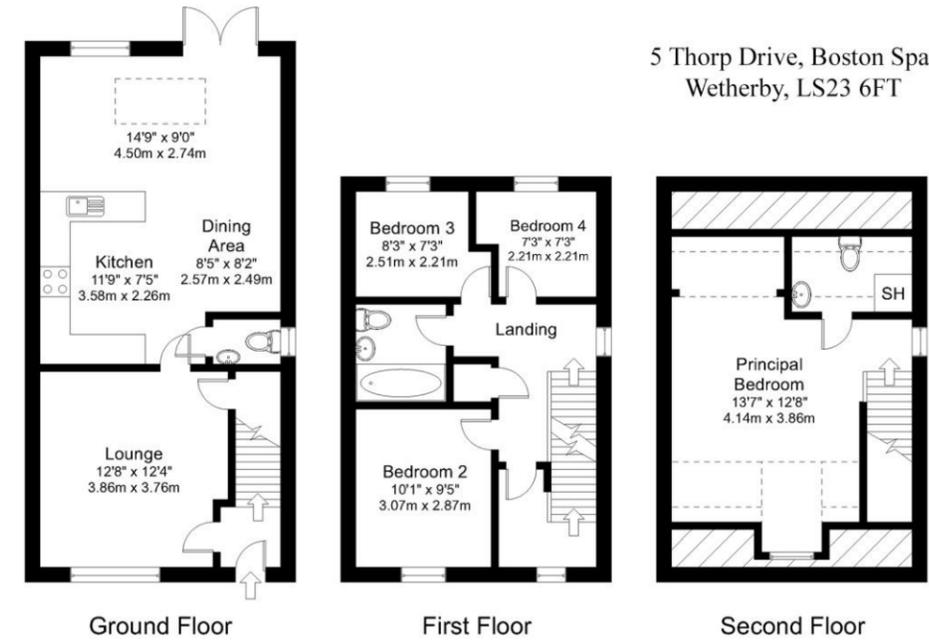
This modern family home is skilfully arranged over three floors, providing over 1,250 sqft of tastefully decorated living accommodation, including a fantastic ground floor rear extension that creates a bright and airy family space. The accommodation in further detail comprises:-

To the ground floor, entrance hall with staircase to the first floor and doorway into a stylish sitting room with front facing window plus convenient understairs storage. From here, a door opens into the open plan dining kitchen with sitting area, a perfect family space enhanced by the recent extension. A ceiling lantern and double patio doors create an abundance of natural light, while the kitchen area is fitted with hand painted "shaker style" wall and base units, Quartz worktops and integrated appliances, including an oven, hob, 70/30 fridge-freezer, dishwasher and washing machine. The breakfast bar adds further convenience and the Herringbone effect oak flooring flows seamlessly into the extended living area with patio doors leading out to the private rear garden. The downstairs W.C. features a modern white suite and completed then ground floor accommodation.

To the first floor, landing leads to bedroom two, a spacious double room with fitted wardrobes and front facing window. Bedroom three is another good sized room with a rear aspect, while bedroom four offers flexibility as a home office. These are all serviced by the modern house bathroom, complete with a white suite.

To the second floor, the principal bedroom occupies the entire second floor, a generous and light filled room with windows to both the front and side elevations, providing a pleasant outlook over communal green space. Fitted wardrobes line one wall and a doorway leads to the beautifully appointed en-suite shower room.

To the outside, the property enjoys a neatly maintained lawn and flower beds to the front. The private rear garden is enclosed by a combination of fencing and stone walls for added privacy. It is mainly laid to lawn, with established trees and bushes around the perimeter. A stone patio sits at the rear, offering a perfect space for outdoor dining and entertaining. At the bottom of the garden, a hand gate provides access to driveway parking and a single garage with light and power. This property offers the perfect blend of modern family living in an excellent location. Early viewing is highly recommended.



5 Thorp Drive, Boston Spa,
Wetherby, LS23 6FT

Ground Floor

First Floor

Second Floor

Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

