



### TO THE OUTSIDE

Block paved driveway providing off-road parking for two vehicles at the front. Side gate to enclosed rear and side garden laid to lawn with borders, patio area, garden shed, outside water tap and lighting. Second patio area to the side with gazebo, Dwarf apple trees and sunken trampoline. Outside power point.

### COUNCIL TAX

Band E (from internet enquiry).

### 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 January 2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Boston Spa ~ 21 Fountains Avenue, LS23 6PX

An extended four-bedroom two bathroom detached house providing excellent family accommodation ideally located on this popular established development within walking distance of the vibrant High Street and wide range of amenities.

- Open plan living dining kitchen with part vaulted ceiling
- Separate lounge and family room
- Bedroom one with en-suite bathroom
- Three further bedrooms and house bathroom
- Enclosed gardens to three sides



**2 Recep 4 Beds 2 Baths 1 En-suite**

**£675,000** PRICE REGION FOR THE FREEHOLD

### MISREPRESENTATION ACT

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**BOSTON SPA**

Boston Spa is a predominantly stone built village with many Georgian properties, situated some 1 ½ 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.

**DIRECTIONS**

Entering Boston Spa from the A1/A168 take the first turning into Clifford Moor Road towards Clifford village. After a few hundred yards turn left into Primrose Lane and second left into Fountains Avenue.



**THE PROPERTY**

An extended and much improved four bedroom, two bathroom detached house providing excellent family accommodation with the benefit of gas fired central heating, cavity and loft insulation, in addition to replacement double glazed windows, the accommodation in further detail giving approximate room sizes comprises :-

**GROUND FLOOR**

**ENTRANCE VESTIBULE**

With front entrance door, double glazed window, radiator. Oak flooring.

**CLOAKROOM**

Low flush w.c., corner wash basin with tiled splashback, radiator, sensor light, oak flooring.

**INNER HALL**

Staircase to first floor, storage cupboard under, radiator, oak floor.

**LOUNGE**

20' 10" x 10' 6" (6.35m x 3.2m) Narrowing to 8' 7" (2.62m) Double glazed windows to two sides including French doors to rear patio and garden. Gas stove, built in cupboard.



**PLAYROOM**

11' 9" x 11' 3" (3.58m x 3.43m) Double glazed window to front, radiator, oak flooring, Velux window for additional light.



**UTILITY ROOM**

11' 6" x 5' 4" (3.51m x 1.63m) Oak flooring, range of fitted base units with worktops, one and a half bowl stainless steel sink unit with splashbacks, plumbed for automatic washing machine, cupboard housing gas fired central heating boiler. Side entrance door. Radiator.

**OPEN PLAN L SHAPED LIVING DINING KITCHEN**

23' 8" x 10' 9" (7.21m x 3.28m) plus 14' 3" x 11' (4.34m x 3.35m)



A light and spacious room with double glazed windows to three sides including French doors to rear garden, oak flooring, two radiators, ceiling cornice to living area, vaulted ceiling to kitchen area comprehensively fitted with excellent range of modern base units, worktops with tiled surrounds, twin bowl sink with mixer taps, integrated appliances including oven, microwave, induction hob with hood above, fridge and freezer, dishwasher, peninsular breakfast bar with cupboards and drawers. Two Velux windows.



**FIRST FLOOR**

**LANDING**

With loft access.

**BEDROOM ONE**

13' 2" x 12' 2" (4.01m x 3.71m) Double glazed window to rear, radiator.



**EN-SUITE BATHROOM**

12' 3" x 5' 2" (3.73m x 1.57m) A three piece white suite comprising panelled bath with tiled surrounds, shower and screen above, low flush w.c., vanity wash basin with cupboards and drawers under, tiled splashback, double glazed window, chrome heated towel rail, extractor fan.

**BEDROOM TWO**

11' 7" x 10' 7" (3.53m x 3.23m) Double glazed window to rear, radiator.



**BEDROOM THREE**

11' 9" x 9' 7" (3.58m x 2.92m) Double glazed window to front, radiator.

**BEDROOM FOUR**

8' 10" x 8' (2.69m x 2.44m) Double glazed window to front, radiator.

**BATHROOM**

A modern white suite comprising panelled bath with Mira Sport shower above, low flush w.c., vanity wash basin, chrome heated towel rail, half tiled walls, double glazed window with extractor fan.

