



TENURE

Freehold

COUNCIL TAX

Band F 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 February 2026

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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 ~ 96 High Street, LS23 6DR

A beautifully presented Victorian end-of-terrace home in the heart of Boston Spa, offering elegant accommodation across three floors, rich in character and charm. With spacious interiors, original features and a delightful south facing garden, this property is perfect for modern family living and only minutes walk to the vibrant village high street boasting bars, restaurants shops and schools.

£899,950 GUIDE PRICE

- Elegant Victorian home with original character throughout
- Four bedrooms and large home office
- Three floors of accommodation plus substation basement with scope for further development (stpp)
- Light-filled living room with large bay window, herringbone flooring and Charnwood stove
- Separate dining room with open fire and patio doors to south facing garden
- Bespoke fitted kitchen with Belfast sink and quality integrated appliances
- Generous house bathroom with freestanding bath, walk-in shower and feature fireplace

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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.
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 **Renton & Parr**

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Premium

All-round excellence, all round Wetherby since 1950

Property Description

A most charming Victorian end-of-terrace property, beautifully presented throughout and enjoying a prominent position on the ever-popular High Street in Boston Spa. Arranged over three floors, the accommodation offers generous proportions, original features and a delightful blend of period charm and modern convenience, with the benefit of replacement double glazed windows throughout and in further detail comprises:-

The ground floor is accessed via an original hardwood front door with fanlight above, opening into a welcoming entrance hallway rich in character, with deep skirtings, dado rail and ceiling detailing leads to a light and spacious living room enjoys a walk-in bay window to the front elevation, herringbone style engineered oak flooring and a Charnwood stove set within an attractive granite hearth. A separate dining room features an open fire with marble surround and slate hearth, with double patio doors leading directly to the rear garden. An internal doorway opens into a bespoke fitted kitchen, comprising a range of oak hand painted wall and base units, cupboards and drawers from The Main Company with striking quartz worktops, Belfast sink with window revealing a pleasant outlook over the private rear garden. Integrated appliances include a fridge freezer, Siemens dishwasher and a Lacanche range cooker with five-ring gas hob. A rear porch houses the wall-mounted gas boiler and provides access to the garden.

The property also benefits from a practical cellar with light and power, offering two general store rooms and two additional spaces—ideal for utility, hobbies or further storage and providing potential for further development (stpp).

To the first floor, a generous landing gives access to three bedrooms, including two very spacious doubles with feature fireplaces and double-glazed sliding sash windows. The house bathroom is a particular highlight, fitted with a high end white suite comprising freestanding bath, pedestal wash basin, low-flush WC and a large walk-in shower cubicle with tiled walls. Fitted units and a decorative fireplace complete the space.

The second floor reveals a generous home office with window overlooking the rear garden and exposed original floorboards flowing into bedroom four. This charming room enjoys generous eaves storage and a shaped front-facing window.

Externally, the property enjoys a landscaped low-maintenance front garden with wrought iron railings and hand gate, bordered with gravel and planting. The rear garden is of generous proportions, featuring a stone-flagged patio accessed directly from both the dining room and kitchen—an ideal suntrap for outdoor entertaining and alfresco dining. A brick outbuilding serves as a utility space with plumbing for white goods and additional fridge freezer, alongside a greenhouse, bin store, and outdoor water supply.

At the head of the lawn garden stands a generous timber summer house, offering further potential for leisure or work from home use. A gate from the garden leads to Oaks Lane where there is off-street parking and access to a double tandem garage.

