



Boston Spa ~ 3 Lynton Avenue, Boston Spa, LS23 6BL

Offers Over £575,000

A traditional bay fronted three bedroom detached house occupying a most convenient cul-de-sac position, set back just off the High Street and within easy walking distance of excellent village amenities. The property is offered for sale with no onward chain and provides well proportioned accommodation with scope for further extension, subject to the usual planning consents.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Council Tax Band: E

Tenure: Freehold



**Renton
& Parr**

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Property Description

This attractive detached house occupies a particularly convenient position within this highly regarded residential setting, tucked away in a small cul-de-sac yet enjoying excellent accessibility to the heart of Boston Spa. The property is well presented throughout and benefits from gas fired central heating and double glazed windows, whilst externally there are established gardens, a block paved driveway and an attached garage.

An inviting entrance hall is approached through a composite entrance door and features laminate flooring which continues through into the kitchen. The staircase rises to the first floor and incorporates a useful storage cupboard beneath. There is a modern downstairs cloakroom with white suite and half tiled walls. The lounge is a comfortable reception room featuring a modern fireplace and double doors opening through into the separate living/dining room, which enjoys a pleasant bay window overlooking the front garden. A conservatory extends from the lounge and provides an additional reception space with a door giving access to the rear garden.

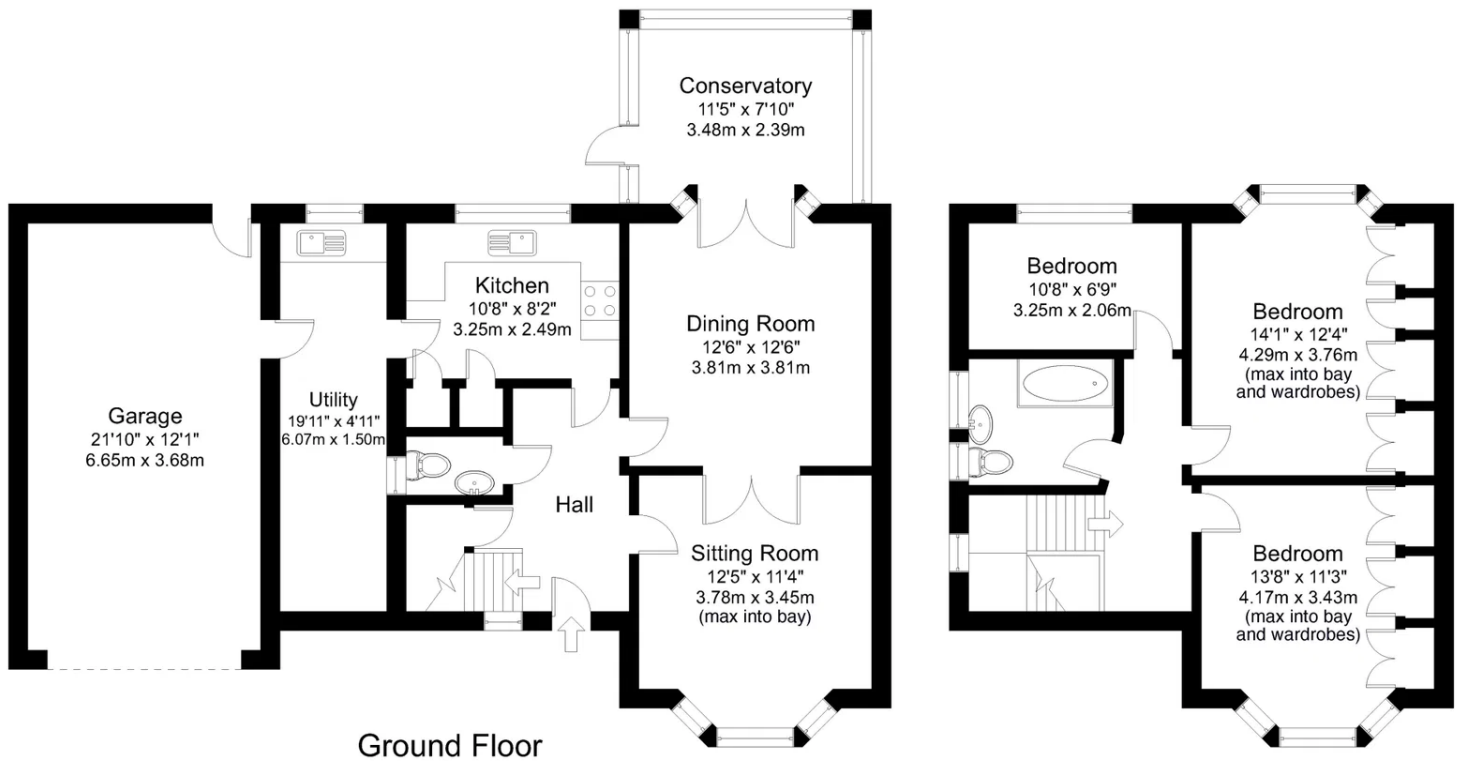
The kitchen is well fitted with a range of wall and base cupboards, complemented by work surfaces incorporating a sink unit. There are a range of integrated appliances including oven, gas hob and extractor hood, together with fridge and freezer, whilst a freestanding dishwasher is also included. A side door leads into a useful utility room, having tiled flooring, sink unit, gas fired central heating boiler and plumbing for a washing machine. A further door provides access to the attached garage, which has an electric up-and-over door, light and power and a personal door leading through to the rear garden.

To the first floor, the landing provides access to the loft and leads to three generous bedrooms, two of which benefit from fitted wardrobes. The accommodation is completed by a modern family bathroom which is part tiled and fitted with a white suite comprising bath with shower over, WC and vanity wash hand basin, together with a chrome heated towel rail.

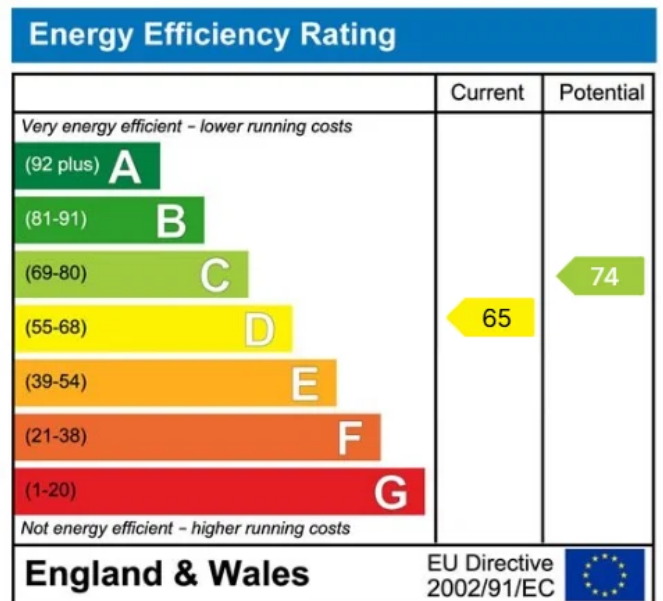
Outside, the property is approached across a block paved driveway providing useful off-road parking and access to the attached garage.

The front garden is well established and principally laid to lawn, with a variety of mature bushes and shrubs providing an attractive setting.

The private rear garden enjoys a desirable southerly facing aspect and is again principally laid to lawn, with established borders containing a variety of plants, shrubs and mature planting. There is a summer house, garden shed, outside water tap and external lighting, creating a pleasant and useful garden which is well suited to both gardening and outdoor entertaining.



Gross internal floor area excluding Garage (approx.): 121.8 sq m (1,312 sq ft)
 Gross internal floor area including Garage (approx.): 146.4 sq m (1,576 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Apex Plans.



Details prepared September 2026

SERVICES

We understand mains water, electricity, gas fired 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.

VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £35.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

MISREPRESENTATION ACT

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