



## Boston Spa ~ 7 Slade Close, LS23 6DH

**£750,000**

A beautifully presented four bedroom detached family home occupying a generous plot within a highly sought after cul-de-sac. Offering spacious and versatile living accommodation with contemporary fittings, attractive gardens and excellent scope for future extension (subject to planning).

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Council Tax Band: F

Tenure: Freehold



*Premium*

CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731  
sales@rentonandparr.co.uk  
rentonandparr.co.uk



### ***Property Description***

This immaculate property is ideally situated for families within level walking distance to local schools and the vibrant High Street with an excellent range of amenities. The accommodation in further detail comprises:-

To the ground floor, access gained via modern Aluminium entrance door with fanlight above opens into a generous hallway with oak staircase and matching internal oak doors running throughout. There is useful understairs storage along with a modern guest WC, attractively tiled and enjoying a window to the rear.

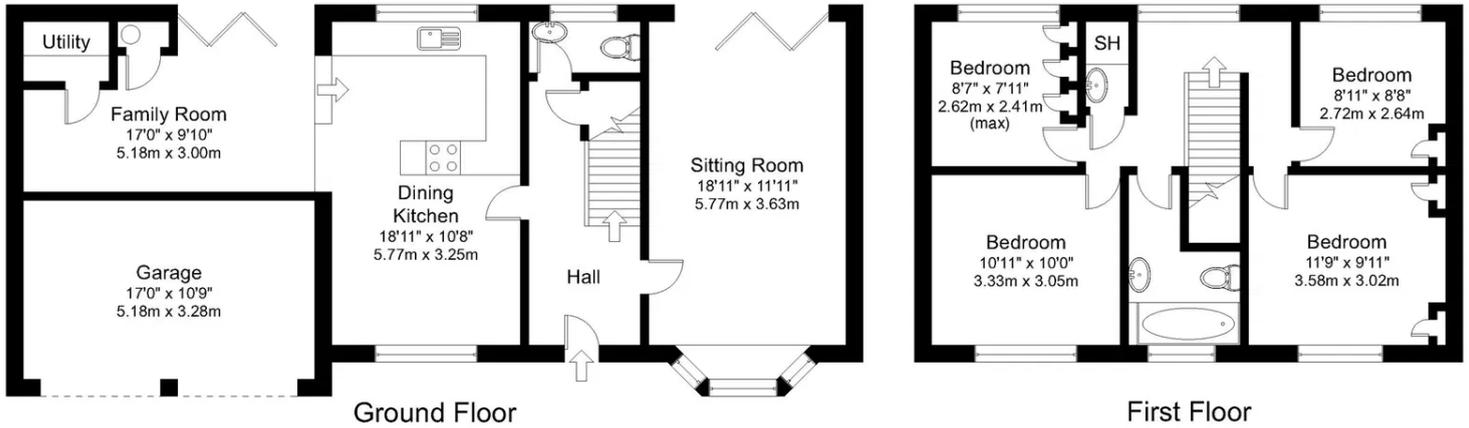
The lounge is a bright and spacious reception room, featuring a bay window to the front with deep sill beneath, attractive wall mounted living flame gas fire and bi-folding doors to the rear that frame a splendid outlook over the generous lawned garden and stone-flagged patio. A doorway from the hallway leads into an impressive open-plan dining kitchen, fitted with a contemporary range of wall and base units, dark quartz work surfaces and integrated appliances including dishwasher, electric oven, glass ceramic hob with extractor, under-counter fridge and freezer. A rear facing window overlooks the garden, while the dining area enjoys a front facing aspect and ample space for table and chairs. A wide opening flows through into the adjoining family/playroom, offering a relaxed seating area with bi-folding doors to the rear, together with a useful store cupboard and separate utility cupboard housing washing machine and tumble dryer.

To the first floor, the landing benefits from a rear facing window and leads to four bedrooms, all of which are fitted with wardrobes and built-in bedroom furniture. The stylish house bathroom includes a modern white suite comprising bath with shower over and tiled surround, low flush WC and wash hand basin. In addition a separate shower room with tiled walls and floor is positioned off the landing.

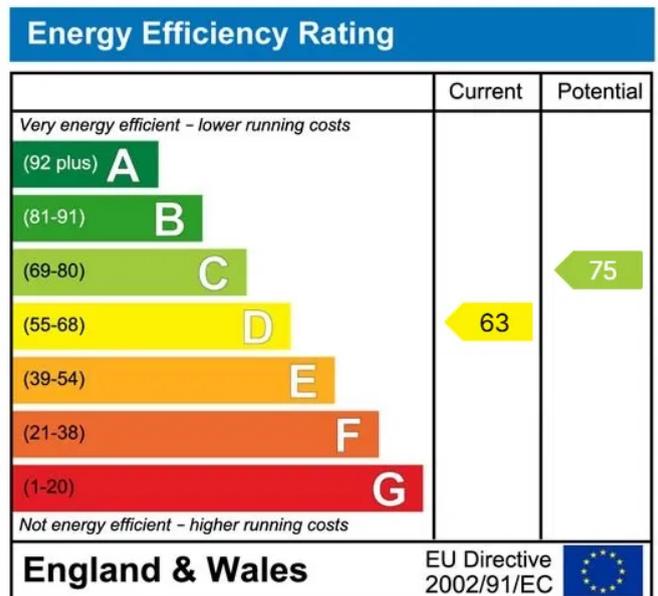
Externally, the property occupies a most generous plot within this highly sought after cul-de-sac. An impressive block-paved driveway provides parking for multiple vehicles and leads to a double garage with light and power. The front garden is laid to lawn with mature shrubs to the front boundary, while the large rear garden is enclosed by established hedging and features a raised Indian stone patio, ideal for outdoor dining and entertaining. Several access points from the rear of the property create a seamless "inside outside" living environment, with open aspects beyond.

Properties in this popular location with such scope for further extension (STPP) seldom come to the market, an early viewing is strongly advised to avoid disappointment.

## 7 Slade Close, Boston Spa



For illustrative purposes only.  
 Gross internal floor area excluding Garage (approx.): 122.6 sq m (1,320 sq ft) Not to Scale. Copyright © Apex Plans.



## Details prepared January 2026

### 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.

### 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 £30.00 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.

### VIEWINGS

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

### MISREPRESENTATION ACT

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