



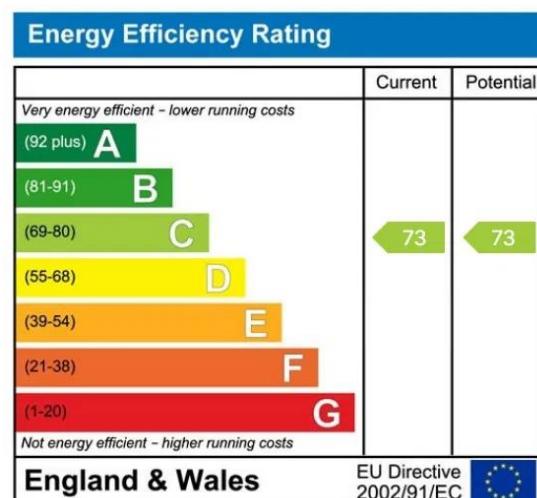
#### COUNCIL TAX

Band A (from internet enquiry).

#### VIEWING

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

Details prepared January 2026



## Boston Spa ~ Apartment 1a, 164 High Street, LS23 6BW

A skilful conversion of a period Georgian property, this beautifully presented one bedroom first floor flat is located in the very heart of Boston Spa village with an abundance of amenities, shops, bars, restaurants on its doorstep.

- Beautifully presented first floor flat
- Double bedroom with fitted wardrobes and stylish en-suite
- Open plan living area with fitted kitchen having integrated appliances
- Carpets, curtains and blinds newly fitted
- Central village location
- Gas fired central heating and double-glazed windows
- First floor flat, pets not suitable
- Available from 12<sup>th</sup> February 2026

**£895 PER CALENDAR MONTH**



#### 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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## Property Description

The property is available for possession from 12<sup>th</sup> February and offers modern, well-presented accommodation in a highly sought after location. Finished to a very high standard.

To the ground floor, upon entering via a communal entrance to the rear of the building a staircase leads to the first floor. A private entrance hallway reveals a stylish and contemporary open plan kitchen and living space. The kitchen is fitted with a sleek range of wall and base units, complemented by granite effect work surfaces with inset sink unit. Integrated Bosch appliances include an oven with an induction hob and extractor hood, along with a space saver dishwasher, fridge/freezer and an under-counter washer/dryer. Living room with a pair of front facing windows overlooking the popular High Street.

The principal bedroom is bright and spacious, featuring a front facing window with a radiator beneath, double wardrobes for ample storage and direct access to a modern en-suite shower room. The en-suite is finished to an exceptionally high standard with a walk in shower cubicle, tiled surround, large vanity wash basin and low flush W.C.. There is a concealed gas-fired central heating boiler neatly housed within a cabinet. The property blends contemporary design with practicality, making it an ideal home for working professionals seeking convenience and style in a prime location.

Boston Spa is a predominantly stone built village with many Georgian properties, situated some 1 1/2 miles east of the A1 on the southern bank of the River Wharfe.

The village has its own excellent selection of shops, restaurants, bars, 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.



## Landlords Requirements

1. Rent of £895 per calendar month, payable monthly in advance.
2. A credit check and references are required.
3. No pets or smokers other than by prior arrangement.
4. An EPC is available on this property
5. A refundable tenancy deposit £1032
6. We understand mains water, electricity, gas and drainage are connected.
7. Broadband and mobile signal coverage can be checked via <https://checker.ofcom.org.uk/>

As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments

Before the Tenancy Starts payable to Holroyd Miller 'The Agent'

Holding Deposit: 1 Week's Rent equalling £206

During The Tenancy payable to the Agent/ landlord

Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

