



#### TENURE

Freehold

#### COUNCIL TAX

Band G (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.

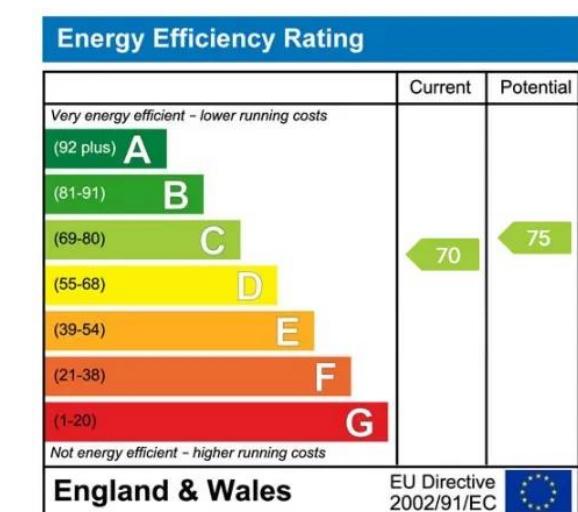
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 November 2025



#### MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

- 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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## Boston Spa ~ Ashtree House, 20 Beeches End, LS23 6HL

A beautifully presented and substantial four-bedroom detached family home, set within a generous and private plot in the desirable village of Boston Spa. Boasting two detached garages one having a large first floor studio room presenting highly versatile accommodation. Available with the added benefit of no onward chain.

- Substantial four bedroom detached family home
- Generous private plot with beautifully landscaped rear garden
- Spacious living room with patio doors
- Delightful south-facing conservatory with garden access
- Dining kitchen with patio doors to garden and separate utility
- Principal bedroom with fitted wardrobes and en-suite shower room
- Two detached double garages, one having studio above with air conditioning
- Large driveway parking



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**£900,000** PRICE REGION



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Premium

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## Property Description

*Ashtree House* is a substantial four bedroom detached family home, beautifully presented and meticulously maintained throughout. Set within a generous private plot, the property offers light and spacious living spaces coupled with a stunning garden and in further detail comprises:-

To the ground floor, a welcoming entrance hall features a return staircase leading to the first floor, with useful under-stair storage and a convenient home office with front facing window. There is a splendid, light filled living room with windows and double patio doors that open on to a terrace and the private rear garden. The living flame gas fire provides a lovely focal point and double timber internal doors lead through to a delightful south facing conservatory, which also benefits from patio doors to the side garden. The dining kitchen is perfect for family living, it too has double doors opening on to the garden and is fitted with a range of shaker-style wall and base units, cupboards and drawers. High-quality work surfaces and a tiled splashback complement the integrated appliances. There is ample space for a fridge and freezer and a doorway leads to the practical utility room, which features matching units, an additional sink and plumbing for a washing machine and tumble dryer. A full bank of fitted storage with hanging space and a personal door to the side completes the utility room.

To the upstairs, the landing benefits from a front facing window and access to the partly boarded loft space. The principal bedroom offers a comprehensive range of floor-to-ceiling fitted wardrobes and enjoys views to both the side and rear elevations. It also boasts its own en-suite shower room. Bedrooms two and three are generously sized double rooms, while bedroom four is a well-proportioned single room, all served by a modern family bathroom.

The outside space is a true highlight of the property, a generous gravel driveway provides multiple parking spaces and leads to the first detached garage. This measures an impressive 6.4m x 6.4m and benefits from an electric up-and-over door. An internal door leads to a staircase up to the fantastic studio space, which enjoys natural light from both front and rear-facing windows, as well as Velux windows that create a bright and airy atmosphere. The studio is equipped with air conditioning, making it an ideal space for a home office or creative studio. A single door leads from the studio to the garden. The second detached garage offers additional storage with twin up-and-over doors and an internal door leading to a useful workshop which includes its own toilet facilities and personal access to the rear garden.

The rear garden is a particular feature of the property. Carefully designed and lovingly tended by the current owner, it boasts a wealth of established shrubs, plants and trees, affording an exceptionally high degree of privacy. The garden includes hardstanding areas, each with designated seating spaces to catch the sun throughout the day.

Early viewing is highly recommended to fully appreciate all that *Ashtree House* has to offer both inside and outside.



Ground Floor

First Floor

NOT TO SCALE For layout guidance only

Total floor area 277.7 sq.m. (2,989 sq.ft.) Approx (Including Garages)