



TENURE
Freehold.

COUNCIL TAX
Band E (from internet enquiry).

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.

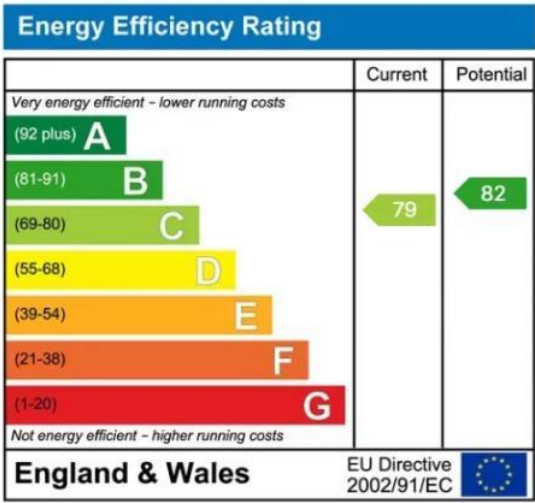
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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.

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

Details prepared November 2025



Boston Spa ~ 91 High Street, LS23 6BH

An attractive modern semi-detached house arranged over three floors providing flexible and versatile accommodation perfectly situated on the edge of this popular development within easy walking distance of excellent village amenities.

- Hall and Lounge with oak flooring
- Dining kitchen and utility with access to attached garage
- Guest bedroom 2 with en suite shower
- 3 further bedrooms/home office and family bathroom
- Principal bedroom and en suite shower on the second floor
- Gardens front and rear
- Generous sized attached Garage and additional parking in courtyard to rear
- Chain free

£585,000 OFFERS OVER

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MISREPRESENTATION ACT

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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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ESTATE AGENTS
VALUERS

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Property Description

Located on the edge of a popular modern development and within easy walking distance of Boston Spa’s excellent range of shops, cafés and well-regarded schools, this stylish five-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors. The property combines contemporary design with practical family living and is presented to a high standard throughout.

A welcoming entrance hall with oak flooring leads to a cloakroom/WC and a comfortable lounge featuring a modern fireplace with electric fire, creating an inviting focal point. The oak flooring continues through the hall and lounge, adding warmth and character. The dining kitchen is well fitted with a range of modern units and includes a built-in oven, integrated dishwasher and stainless steel sink. A tiled floor extends through to the adjoining utility room, which has a door providing internal access to the larger than average attached garage.

On the first floor, there is a generous guest bedroom with its own en suite shower room, along with three further bedrooms, one of which is currently used as a home office. A modern family bathroom completes this level. The second floor is dedicated to the impressive principal bedroom suite, which features fitted wardrobes and a stylish en suite shower room.

Outside, the property enjoys a lawned front garden with mature screening bushes, a pathway and hand gate. A side passage provides gated access to the rear garden, which is enclosed and mainly laid to lawn with a patio area and planted borders – ideal for outdoor dining and relaxation. The gated side area offers useful secure storage for bikes, bins and garden equipment. To the rear is an attached garage with additional parking for two cars and a turning area within the courtyard.

With gas-fired central heating and uPVC double glazing throughout, this superb family home offers modern comfort in an enviable village location close to all local amenities.

