

## COUNCIL TAX

Band F (from internet enquiry). (to be confirmed)

## LANDLORD'S REQUIREMENTS

1. Rent of £2,200 per calendar month, payable monthly in advance.

2. A credit check and references are required.

3. No smokers allowed. Pets considered subject to prior approval.

4. An EPC is available on this property

5. A refundable tenancy deposit £2,538.00

6. We understand mains water, electricity 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 of 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 £507.00

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.

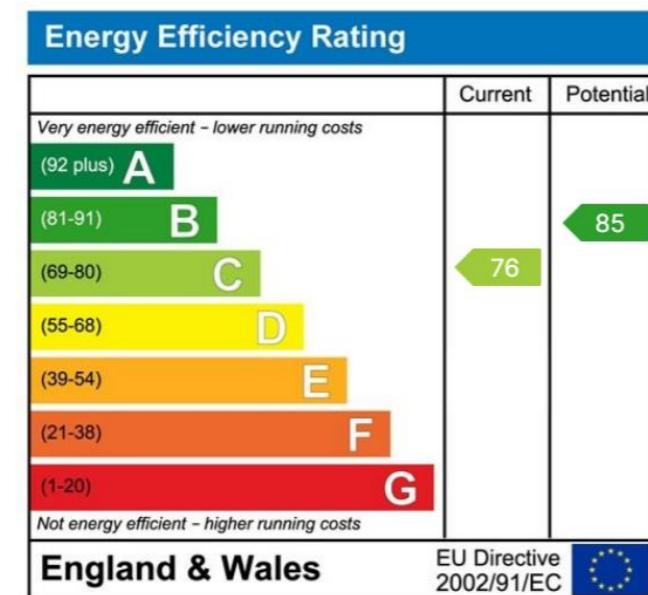
Renton & Parr are members of the Property Ombudsman Scheme and work in association with Holroyd Miller who are members of RICS Client Money Protection Scheme, which is a client money protection scheme. Holroyd Miller are also members of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.

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### VIEWING

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

Details prepared January 2026



## Boston Spa ~ Hillside, 4a Lynton Avenue, LS23 6BL

Available for immediate possession this modern and refurbished three-bedroom detached family home, occupies a quiet position conveniently placed in the heart of the village just off the High Street with private gardens.

- Three double bedrooms
- Impressive living room
- Open plan kitchen diner
- Large house bathroom
- Private enclosed gardens to side and rear
- Ample off street parking
- Excellent village location
- Minutes walk to bars, shops and amenities
- Rent includes garden maintenance

**£2,200 PER CALENDAR MONTH**

2 3 2

### 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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731  
sales@rentonandparr.co.uk

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## BOSTON SPA

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 good selection of shops, 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.

## DIRECTIONS

Entering the village from the A1 motorway end drive along the High Street, turn left onto Lynton Avenue and continue towards the head of the cul-de-sac and the property is on your left hand side, identified by a Renton & Parr 'to-let' board.

## THE PROPERTY

A well presented and professionally refurbished three bedroom detached family home occupying a private plot in this highly convenient location. The accommodation in further detail comprises :-

## GROUND FLOOR

### ENTRANCE HALL

Access gained via hardwood front door, attractive oak floor covering flows throughout the majority of the ground floor accommodation, radiator, decorative ceiling cornice, double glazed window to side. Staircase to first floor with useful understairs storage.



Dining area with a pair of French doors leading out to raised decking and steps down to the garden. Ceiling cornice, ceiling spotlights, T.V. aerial radiator.



A light and spacious room with double glazed window to front elevation, radiator beneath, attractive fireplace with gas fire, T.V. aerial, telephone point and Virgin cable, wall lights, decorative ceiling cornice, additional radiator.

Double internal doors lead to :-

### KITCHEN DINER

6.3m x 3.5m (20'8" x 11'5")

Kitchen area comprehensively fitted with a range of wall and base units, cupboards and drawers, granite worktops with matching up-stand, inset one and a quarter sink unit with mixer tap. Integrated appliances include Bosch oven, 70/30 split fridge freezer, dishwasher, automatic washer dryer. Generous peninsular with overhang creating breakfast bar as well as five ring gas hob with extractor hood above, tiled floor covering to kitchen, side door, double glazed window to rear.



### DOWNSTAIRS W.C.

A white suite comprising low flush w.c., pedestal wash basin with tiled splashback, double glazed window to front, extractor fan.

### LIVING ROOM

6.6m x 4m (21'7" x 13'1")



## FIRST FLOOR

### LANDING AREA

With double glazed window to side. Radiator.

### BEDROOM ONE

4.5m x 3.5m (14'9" x 11'5")

With double glazed window to front elevation, radiator beneath, ceiling spotlights and wall lights, telephone point, doorway leading to :-



### EN-SUITE

With white pedestal wash basin, tiled splashback, shower cubicle with tiled walls, floor tiles, chrome ladder effect heated towel rail, sky-light extractor fan.



### BEDROOM TWO

3.7m x 3.5m (12'1" x 11'5")

With double glazed window to rear, radiator beneath, ceiling spotlights.

### HOUSE BATHROOM

2.7m x 2.7m (8'10" x 8'10")

A most generous family bathroom with modern white suite comprising low flush w.c., panelled bath, pedestal wash basin, walk-in double shower cubicle with wall mounted

Mira shower fitting, tiled walls and floors, double shaver socket, a pair of double glazed windows to rear. Ceiling spotlights, extractor fan, airing cupboard.



### BEDROOM THREE

2.6m x 3.4m (8'6" x 11'1")

With double glazed window to front elevation, radiator beneath, decorative ceiling cornice.

## TO THE OUTSIDE

Block paved driveway to front provides comfortable off-street parking for three vehicles set behind a pair of wooden gates and fenced perimeter.

## GARDENS



Hand gates to the sides and paths extends round to the rear garden which is private and enclosed with high fencing and established hedging to the perimeter affording an exceptionally good degree of privacy, mature trees beyond, generous wooden decked area, ideal for outdoor entertaining and 'al-fresco' dining with direct access off the kitchen diner. Garden store, outside water tap and power supply.