Renton & Parr

Premium

"HAMPOLE HOUSE" | 14 HAMPOLE WAY | BOSTON SPA | LS23 6FN

£1,125,000 PRICE REGION

HAMPOLE HOUSE, 14 HAMPOLE WAY, BOSTON SPA, LS23 6FN

"Hampole House" is an impressive and beautifully appointed five double bedroom detached family home enjoying a choice position with attractive private gardens, substantial living accommodation and detached double garage, situated in a highly regarded residential development with riverside walks from the doorstep.

"Hampole House" is an imposing Georgian style five bedroom detached family home, enjoying private west-facing gardens and a prime position on this award winning development, overlooking a well-maintained communal green. Thoughtfully arranged over two floors, the property offers generously proportioned living space with high quality fixtures and finishes throughout and features discreet built in solar panels generating approximately £200 per quarter. The accommodation in further detail comprises:

A pair of hardwood double doors form the impressive front entrance revealing a spacious entrance hallway, featuring polished tiled flooring and a striking return staircase rising to a galleried landing. Off the hall there is a guest W.C and useful under stairs storage cupboard. The property boasts three elegant reception rooms, offering versatile living space for the growing family. To the front, a cosy family room with walk-in bay window overlooking the well tended front garden and communal green beyond. The formal dining room, also front-facing, is perfect for entertaining or use as an office. The principal reception room is a superb living room, a bright and spacious area flooded with natural light having an elegant fireplace, a large window and patio doors opening directly to the rear garden.

The stunning dining kitchen is the heart of the home, fitted with a comprehensive range of gloss-fronted wall and base units, granite worktops and matching upstands, inset one and a quarter stainless steel sink. Integrated appliances include fridge/freezer, dishwasher and Rangemaster cooker with six ring gas hob and extractor over. A breakfast bar and comfortable dining area enjoy patio doors leading onto the rear garden. A separate utility room provides additional workspace with sink, washing machine and gas-fired boiler.

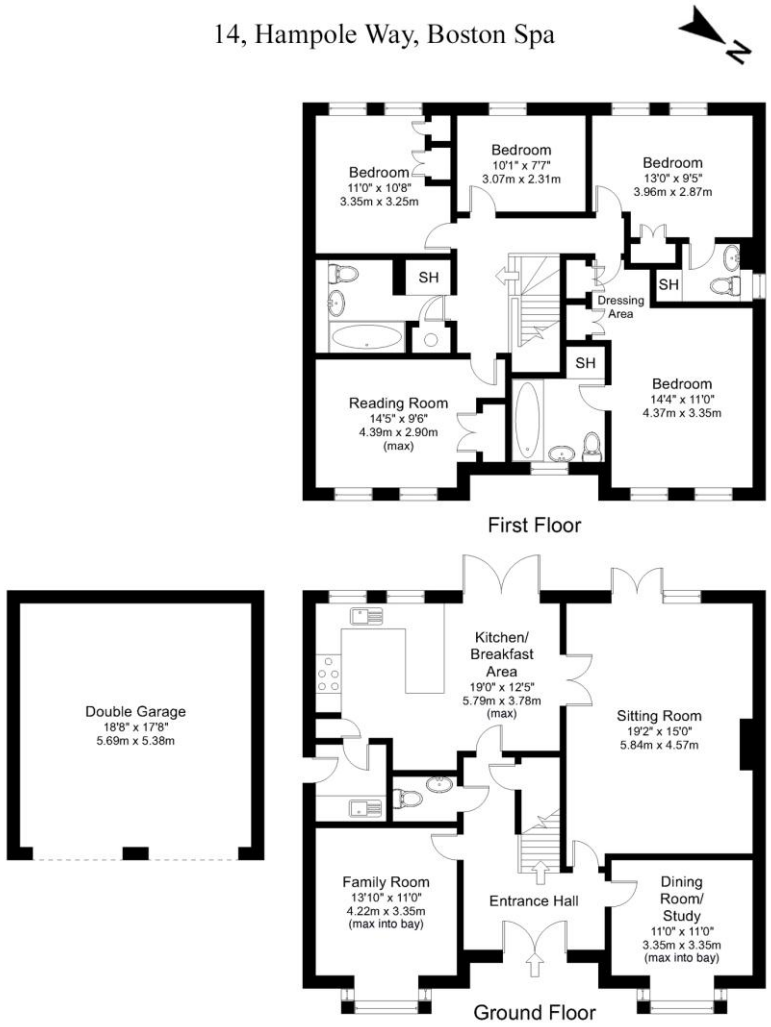
To the first floor, a spacious landing gives access to five well proportioned bedrooms and loft hatch with pull down ladder leading to a part-boarded loft space.

The principal bedroom is impressive in size with twin timber sliding sash windows overlooking the open green and mature trees beyond, stretching towards the River Wharfe. Fitted wardrobes and a luxurious double shower unit and bath, en-suite bathroom with modern white suite further enhance this generous bedroom. Bedroom two also benefits from built-in wardrobes and a private en-suite shower room. Bedrooms three and four are comfortable double rooms with fitted wardrobes, while bedroom five currently used as a relaxing reading room offers flexibility for a study or nursery. A well-appointed house bathroom with double shower unit and bath completes the first floor.

To the outside the property enjoys excellent levels of privacy and security with a generous driveway. A detached double garage provides ample storage and secure parking.

There is a delightful, westerly-facing rear garden, attractively landscaped with established borders, stone wall and fence boundaries, neatly laid lawn and a generous paved patio offering an ideal setting for al-fresco dining and outdoor entertaining.

14, Hampole Way, Boston Spa



Gross internal floor area excluding Garage (approx.): 183.2 sq m (1,972 sq ft)
For illustrative purposes only. Not to Scale. Copyright © Apex Plans.

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.

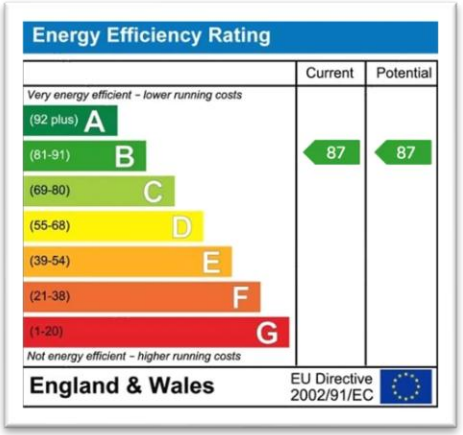
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 April 2026



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THE GUILD PROPERTY PROFESSIONALS

RICS

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