



**TENURE**

Freehold.

**COUNCIL TAX**

Band B (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 December 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

**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.



**Boston Spa ~ 2 Wickham Close, LS23 6JH**

A recently renovated three-bedroom end of terraced property with a stylish bathroom suite and newly fitted kitchen, altogether available with the benefit of no onward chain located on the outskirts of this highly popular village with an excellent range of amenities and local schooling.

- Modernised three bed end of terrace
- Renovated and redecorated throughout
- New fitted kitchen with white goods included
- Stylish house bathroom
- Two double bedroom and single bedroom/nursery
- Enclosed rear garden with secure fencing
- Newly laid carpets
- Gas fired central heating and double-glazed windows
- No onward chain

**£280,000** PRICE REGION



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

sales@rentonandparr.co.uk  
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950



## Property Description

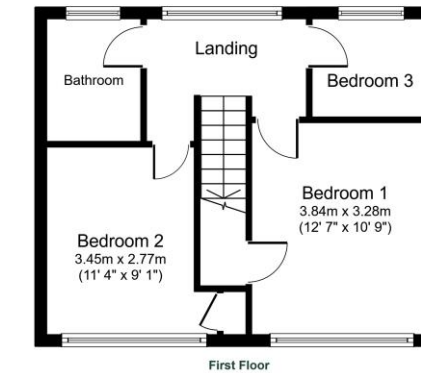
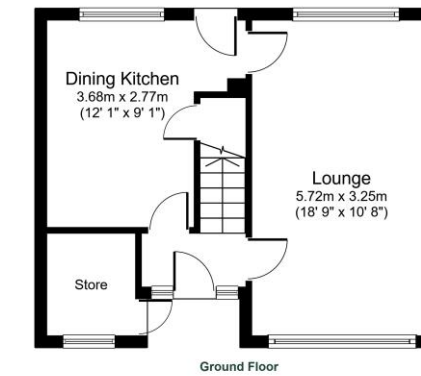
This recently renovated end of terrace property offers three bedrooms and newly laid floor coverings. Situated in a quiet cul-de-sac within easy walking distance of Boston Spa's vibrant village amenities, it benefits from a wide range of bars, restaurants, shops, and local schools. The accommodation in further detail comprises:-

To the ground floor, an entrance hall with stairs leading to the first floor. An attractive wood-effect floor flows seamlessly into the through living room, which enjoys natural light from windows at both the front and rear elevations. The living room opens into a modern breakfast kitchen, which has been recently fitted with integrated appliances, a built-in oven, a four-ring gas hob, and space for freestanding appliances. These include a new fridge freezer, dishwasher, and plumbing for an automatic washing machine. The kitchen boasts a herringbone-effect floor, a double-glazed window overlooking the enclosed rear garden, and space for a breakfast table and chairs. A useful under-stairs storage cupboard adds practicality.

To the first floor, all three bedrooms feature freshly laid carpets. The first and second bedrooms are generously sized doubles with front-facing aspects, with the primary bedroom also benefiting from a built-in wardrobe. The third bedroom serves as a single room or nursery. All bedrooms are serviced by a modern white bathroom suite, complete with Aqua wall boards for a contemporary finish.

To the outside, the property offers on-street parking and level lawned gardens at the front and rear. The rear garden is fully enclosed with recently installed timber fencing, a newly laid Indian stone patio, and a lawned area beyond. A boiler room at the front of the property houses the gas-fired central heating boiler and provides additional storage.

Available with no onward chain, this home represents an ideal starter property or investment opportunity. It has been refurbished and redecorated throughout, ensuring it is ready for immediate occupancy.



NOT TO SCALE For layout guidance only

