



TENURE

Freehold.

COUNCIL TAX

Band D (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 January 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Boston Spa ~ 3 Moorside, LS23 6PD

An excellent detached bungalow extended and remodelled to enhance the interior living space, occupying a delightful position overlooking fields to the rear. Available with no onward chain.

- Extended dining kitchen
- Separate utility room
- Lounge with wood burning stove
- Bedroom one with en suite dressing room
- Double bedroom two
- Refitted and extended bathroom
- Two garages and carport
- Early viewing recommended

£380,000 PRICE REGION



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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

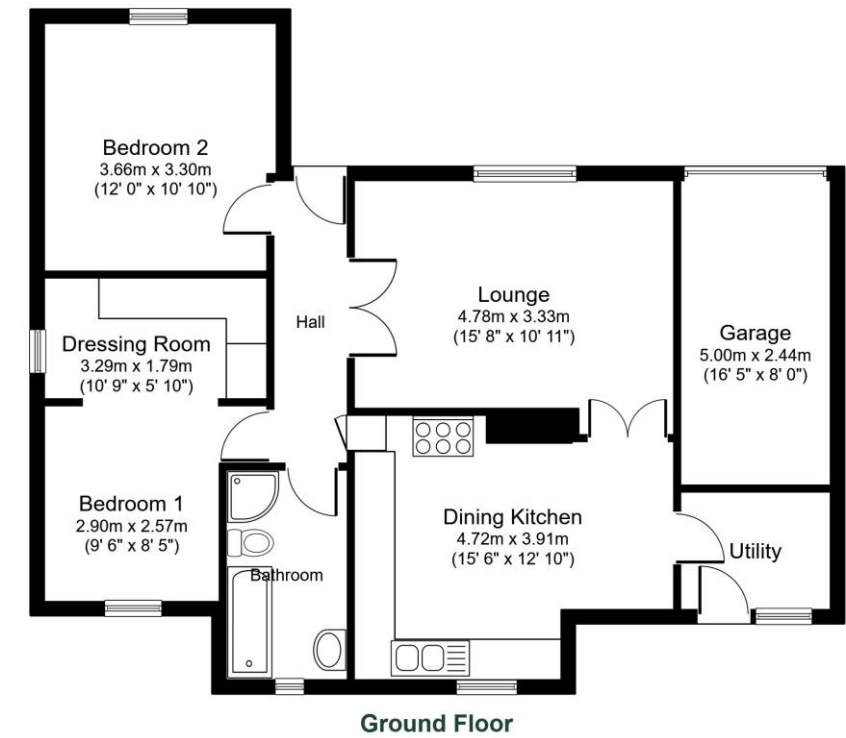
This detached bungalow offers a rare opportunity for those seeking a well-maintained home on the edge of a popular development, with picturesque views over adjoining farmland at the rear. The property is available with no onward chain.

The interior of the bungalow has been thoughtfully extended and remodelled to enhance its living space. The main bedroom now boasts an en-suite dressing room, providing a touch of luxury and convenience. A second double bedroom offers ample space for guests or family members. The re-fitted bathroom is tastefully designed with a four-piece white suite, including a wash basin, WC, small bath, and shower cubicle.

The generous lounge is a welcoming space, featuring a large window that allows natural light to flood in. A wood-burning stove adds to the cosy ambiance, and double doors open into the extended dining kitchen. This well-fitted kitchen is equipped with wall and base units, cupboards, drawers, worktops, and a circular sink. A patio door leads to the rear garden, making it perfect for indoor-outdoor living. Additionally, a useful utility room is conveniently located off the kitchen.

The bungalow benefits from gas-fired heating and double-glazed windows and doors, ensuring comfort and energy efficiency.

Externally, the property occupies a particularly pleasant position, with an open outlook to the front and fields to the rear. A blocked driveway to the side includes a carport and a second garage. The attached garage offers potential for conversion into an additional bedroom or study, depending on the buyer's needs.



NOT TO SCALE For layout guidance only

