



TENURE

Freehold.

COUNCIL TAX

Band F (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		
(69-80) C		78
(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 ~ 2 Winnow Lane, LS23 6PA

An excellent four-bedroom detached house providing extended family accommodation and a choice corner position with generous sized gardens and off-road parking.

- Stunning open plan kitchen with sitting area and patio doors out to the garden
- 4 generous sized bedrooms
- Tiled Bathroom with stylish white suite, separate wc.
- Gas central heating and double-glazed windows
- Close to schools and dog walking tracks
- A much-loved family house for over 28 years
- Lounge and Dining Room
- Excellent corner position

£495,000 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.
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
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

An impressive, four bedroom detached house occupy an excellent corner position with gardens to three sides offered on the open market for the first time in 28 years.

A much loved family home extended to the rear tastefully decorated with gas fired central heating and double glazed windows installed. Ideally located for easy access to both junior and senior schooling and only a short walk to the vibrant High Street and excellent choice of amenities.

The spacious accommodation is arranged over two floors with the ground floor, including entrance hall with cloakroom WC and staircase to first floor, generous sized lounge with windows to two sides, together with coal effect gas fire. The hub of the house will surely be the open plan L-shaped kitchen with sitting area and dining room being extensively fitted with range of shaker style wall and base cupboards and drawers, granite worktops, underset sink and mixer tap, together with integrated appliances, including double oven, induction hob with extractor hood above, fridge and freezer, dishwasher, matching island breakfast bar with cupboards and drawers under. A sitting area at the rear is an ideal gathering space with patio doors to the garden and an open doorway into the dining area, ideal for entertainment.

On the first floor there are four generous sized bedrooms, one presently being used as a study together with tiled bathroom with stylish white suite, including shaped bath, walk-in shower, wash hand basin. Separate WC. This choice corner plot will appeal to the gardening enthusiast being lawned to the front and side and enclosed to the rear with outdoor seating area, rockery borders and a variety of bushes and shrubs. The block paved driveway provides off road parking for up to four cars and leads to an attached garage.

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.

