



TENURE
Freehold.

COUNCIL TAX
Band D (from internet enquiry).

SERVICES
We understand mains water, electricity, gas central heating and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

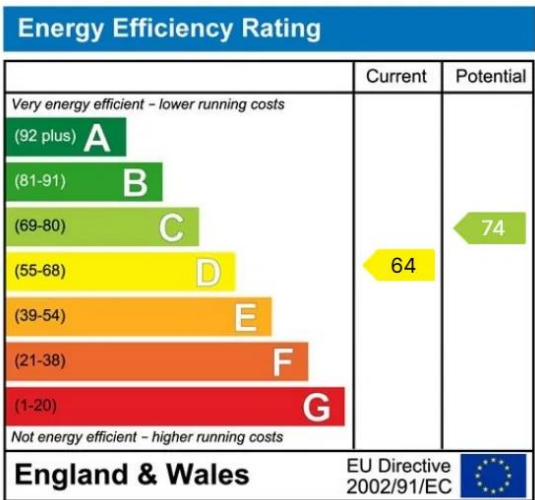
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 July 2025



Boston Spa ~ 6 Parkfield Drive, LS23 6EF

A charming three bedroom detached bungalow occupying a quiet cul-de-sac location with private and established gardens. Now providing scope and opportunity to develop and modernise, the property is available with benefit of no upward chain.

- Three bedroom detached bungalow
- Popular cul-de-sac location
- Opportunity to develop and modernise
- Generous sized living dining room
- Fitted kitchen
- Conservatory
- Private and established gardens
- Driveway parking and single garage

£350,000 PRICE REGION



MISREPRESENTATION ACT

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Property Description

Enjoying a quiet setting with attractive gardens to both front and rear, this well-proportioned bungalow briefly comprises: A central entrance hallway leading into a spacious through living/dining room with large double-glazed window enjoying views over the neatly maintained front garden. A feature fireplace with marble hearth, cream surround and inset gas fire provides a central focal point.

A uPVC conservatory provides a quiet space to sit and enjoy aspect towards the rear garden.

The breakfast kitchen is fitted with a traditional range of wall and base units, work surfaces with tiled splashbacks and inset stainless steel sink. Appliances include a freestanding double oven, fridge freezer, space and plumbing for a washing machine and undercounter dishwasher. Dual-aspect windows allow natural light to flood in.

From the hallway, a large airing cupboard provides useful storage and houses the insulated hot water tank. There are three bedrooms in total, two good-sized doubles with views over the rear garden, and a third smaller double room with decorative dado rail.

The shower room is fitted with low flush w.c., pedestal wash basin and a large step-in shower cubicle, with part-tiled walls, timber panelling and a heated towel rail.

Externally, a block-paved driveway offers off-street parking and access to a single garage with electric up-and-over door, light and power laid on.

The front garden is laid predominantly to lawn with shaped borders and a variety of flowering shrubs, enclosed by a dwarf stone wall. The rear garden is a particular feature – mainly laid to lawn with established borders, mature planting and a pleasant outlook beyond the rear fence offering excellent privacy.

This much-loved home now offers excellent potential for cosmetic updating and improvement to a purchasers style and specification.

