



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.

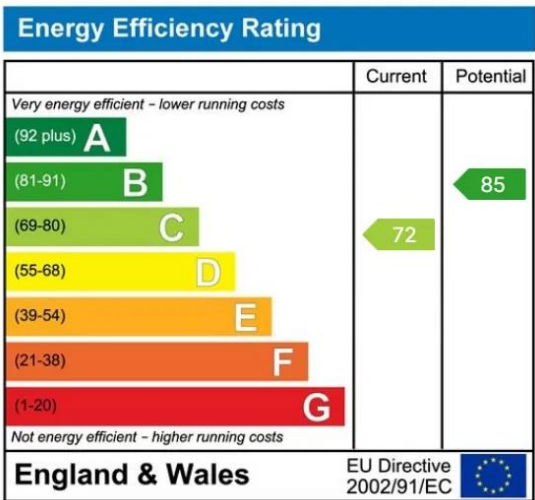
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 May 2025



Boston Spa ~ 21 Heathfield Lane, LS23 6PJ

A beautifully presented and tastefully appointed three bedroom detached home having undertaken a comprehensive program of modernisation throughout. Offering well-proportioned open plan living accommodation with contemporary fittings and stylish fixtures throughout. Conveniently positioned within level walking distance of school's shops and village High Street amenities, the property enjoys south facing 'sun trap' private gardens to the rear

- An extended and comprehensively modernised detached home
- Three double bedrooms, two bathrooms, one of which is ensuite
- Modern stylish living room
- Open plan kitchen dining family room
- Bedroom to the ground floor
- Loft conversion creating first floor living accommodation
- Master bedroom with ensuite shower
- Modern family bathroom

£464,950 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

To the ground floor; welcomed through a UPVC double-glazed side door into a bright entrance hallway with access to a downstairs wc and a practical utility space. To the front of the property there is a stunning open-plan kitchen, dining, family space stretching the full width of the property, with four double-glazed windows flooding the space with natural light. The kitchen is fitted with a contemporary range of high-gloss wall and base units, complemented by quality work surfaces and a central island with barstool seating. Integrated appliances include an electric oven, five-ring gas hob with extractor hood, fridge, freezer, under-counter dishwasher, and slimline wine cooler. A deep under-stairs storage cupboard with coat hooks adds further practicality. Wood-effect laminate flooring flows seamlessly through to the spacious dining area and relaxed family seating area, creating a perfect space for entertaining.

A bright and airy living room is positioned to the rear of the property featuring a large double-glazed window overlooking the garden. Also on the ground floor is a generously sized double bedroom, currently used as a home office, enjoying rear garden views and recessed ceiling lighting.

To the first floor; a light and spacious landing area leads to a modern house bathroom fitted with a stylish white suite including a low flush wc, floating vanity wash basin, and a panelled bath with shower and screen above. The wood-effect laminate flooring continues here, adding a cohesive touch to the interior.

The master bedroom is a spacious and inviting double, featuring an attractive vaulted ceiling and dual-aspect windows to the side and rear. It benefits from a sleek en suite shower room with a step-in shower cubicle, floating vanity basin, and low lush wc. The second bedroom is another generously sized double with space for an L-shaped wardrobe and a double-glazed window overlooking the front garden.

To the outside; a flagged driveway provides off-road parking and access to a single garage with a manual up-and-over door, lighting, and power. The decorative front garden is mainly laid to lawn behind a dwarf stone wall and a neatly maintained flower bed filled with flowering shrubs and bushes. A flagged path leads around to the south-facing rear garden, which is designed for low maintenance and mostly laid to lawn. Enclosed by timber fencing and hedgerow borders, the garden enjoys uninterrupted sunlight for most of the day. A timber shed provides additional outdoor storage while a stone-flagged patio offers the perfect spot for outdoor entertaining, relaxation and al fresco dining.

