



TENURE
Freehold.

COUNCIL TAX
Band B (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 June 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Boston Spa ~ 34 Holly Road, LS23 6NR

A charming and well presented three bedroom end of terraced house, conveniently situated within level walking distance of Boston Spa High Street with excellent village amenities. Available with benefit of no upward chain.

- Three bedroom end of terrace
- Open plan kitchen diner with integrated appliances
- Generous sized living room
- Westerly facing stone flagged patio to rear
- Driveway parking
- Excellent village location
- Investment opportunity

£285,000 PRICE REGION



MISREPRESENTATION ACT

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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

Entering the property into a welcoming open-plan kitchen diner, this delightful space is bathed in natural light courtesy of double-glazed windows to both front and rear elevations. The kitchen itself is tastefully appointed with a range of shaker fronted wall and base units, complementary work surfaces and matching upstands. Integrated appliances include an electric double oven with four ring gas hob and extractor hood above, along with under-counter fridge and freezer, washer/dryer and dishwasher. A useful storage cupboard is positioned under the stairs and the gas and electric meters are discretely housed in storage cupboards. A bright and airy living room of generous proportions enjoys large double-glazed windows to both front and rear elevations.

To the first floor,; bedroom one is a spacious double room with large double-glazed window to the front. A built-in storage cupboard above the stairs provides practical hanging space and shelving, loft access is also available. Bedroom two is another well proportioned double room with front-facing window and useful built-in cupboard housing the Worcester gas-fired central heating boiler. Bedroom three is a single room, ideally suited as a child’s bedroom or home office.

The modern house bathroom is fitted with a contemporary white suite comprising low flush w.c., vanity wash basin with storage cupboard below, and an L-shaped panelled bath with shower and glass screen above. Finished with part-tiled walls and a vinyl floor covering.

Externally, the property benefits from a gravel driveway providing off-street parking to the front, complemented by a decorative lawned garden bordered by an attractive array of flowering shrubs. The fully enclosed rear garden enjoys a sunny westerly aspect and is thoughtfully landscaped with low-maintenance stone-flagged patio, ideal for outdoor entertaining and al fresco dining during the warmer months. A timber shed to the side provides valuable external storage.

