



**TENURE**

Leasehold. The remainder of a 99 year lease from 2004. 78 years remaining Ground rent and service charge £154 per month.

**COUNCIL TAX**

Band C (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.

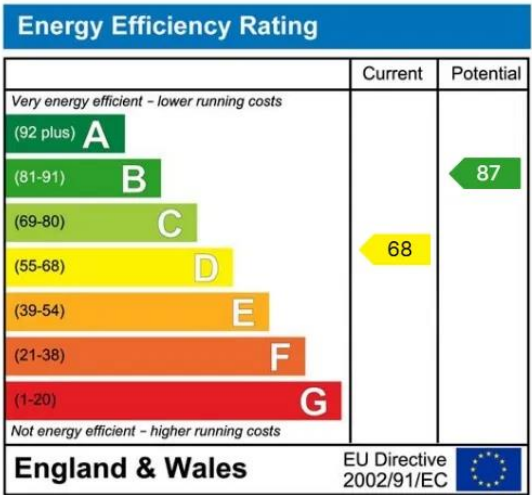
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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



**Boston Spa ~ 9 Hall Mews, LS23 6DT**

A tastefully decorated and modernised 2 bedroom terraced property forming part of a popular development for the over 55's. Well located within walking distance of the High Street and excellent amenities. Available with no onward chain.

- Excellent position overlooking well-tended communal garden
- Tastefully decorated and well maintained throughout
- Lounge with patio doors
- Kitchen with integrated appliances
- Modern refitted shower room
- Resident and visitor parking

**£205,000** 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.
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## Property Description

Located in the well-regarded Hall Mews development, this modern mews house offers comfortable, low-maintenance living for residents aged 55 and over. The property enjoys an attractive position within the complex, with views overlooking the well-maintained communal gardens, and is just a short walk from the shops, cafés, and amenities of Boston Spa's High Street.

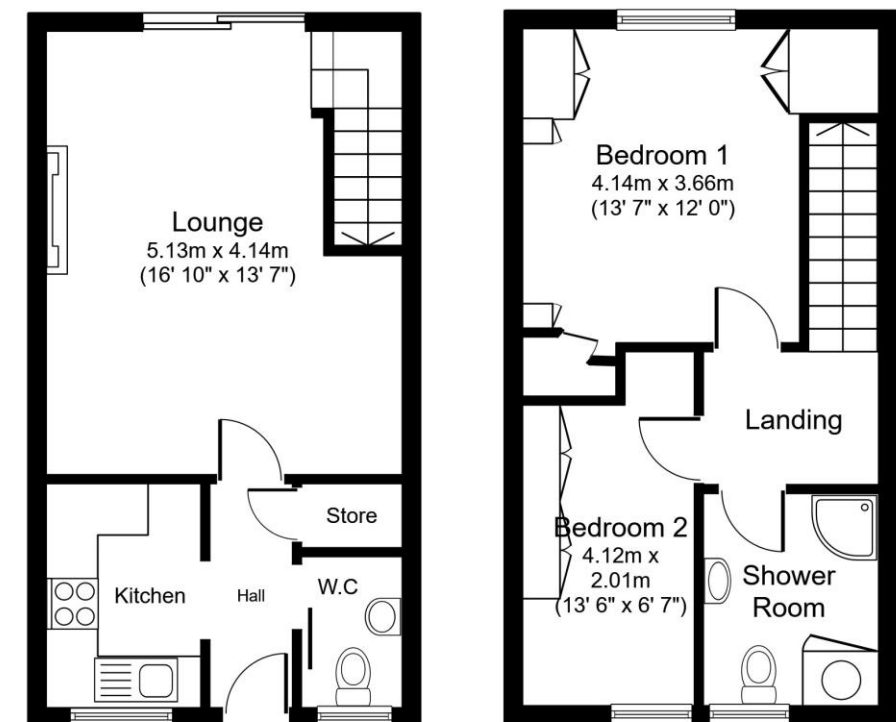
The accommodation is arranged over two floors. On the ground floor, the entrance hall leads to a modern fitted kitchen and a spacious lounge and dining area. Sliding patio doors from the lounge open onto a private patio, which looks directly out onto the communal gardens. Also on the ground floor is a convenient WC and a small utility room with shelves and plumbing available for washing machine.

Upstairs, the property offers two generous double bedrooms and a modern shower room. Both bedrooms benefit from plenty of natural light and come with fitted wardrobes. A loft ladder leads to a boarded loft ideal for storage.

The property also benefits from double glazed windows and gas central heating.

Externally, the property features a private seating area ideal for enjoying the communal garden views. There is parking available to the front for both residents and visitors.

This is a well-presented, easy-to-manage home in a peaceful, established development designed for those seeking independent living within a friendly and secure over-55s community.



Ground Floor

First Floor

NOT TO SCALE For layout guidance only

Total floor area 63 sq.m. (678 sq.ft.) Approx

