



**TENURE**  
Freehold.

**COUNCIL TAX**  
Band E (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		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
England & Wales		
EU Directive 2002/91/EC		



Boston Spa ~ 10 Westwood Way, LS23 6DX

A well-proportioned four-bedroom detached home in an excellent and sought after location enjoying westerly facing private gardens to the rear. Now providing scope and opportunity to modernise and is available with benefit of no upward chain.

- Four bedroom detached home
- Through living room with windows front and back
- Fitted kitchen and formal dining room
- Westerly facing 'sun trap' garden
- Driveway parking and detached double garage
- Scope and opportunity to modernise
- Excellent village location
- Level walking distance to shops schools and High Street amenities

£429,000 OFFERS OVER



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.
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sales@rentonandparr.co.uk  
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Property Description

To the ground floor; entering into a welcoming hallway with staircase leading to the first floor and access to a convenient downstairs wc. The generously proportioned living room is flooded with natural light from large picture windows at both the front and rear, creating a bright and airy feel. A feature fireplace with a tiled hearth and surround, complete with inset gas fire, adds warmth and character, while a personnel door opens directly onto the suntrap rear garden.

The formal dining room offers additional entertaining space and includes a useful under-stairs storage cupboard. This room flows into a breakfast kitchen, fitted with a range of wall and base units including freestanding double oven and washing machine. The wall-mounted Vaillant gas-fired central heating boiler is also located here, and a side door provides convenient access to the driveway garage and garden.

To the first floor; landing area includes loft access and an airing cupboard housing the hot water cylinder with shelving for linen storage above. The principal bedroom is a well-proportioned double with a fitted wardrobe and an outlook over Westwood Way. The second bedroom is also a double, featuring fitted storage and a pleasant front aspect. Bedrooms three and four are positioned to the rear of the property, both enjoying views over the rear garden.

The house bathroom is fitted with a coloured three-piece suite comprising a low flush wc, pedestal wash basin, and a panelled bath with shower and screen above. The walls are partially tiled, and a practical vinyl floor covering completes the space.

To the outside, a private driveway provides off-road parking for multiple vehicles and access to a detached double garage with a manual up-and-over door, light and power laid on. The decorative front garden is designed for low maintenance, laid mainly to gravel with paved pathways and planted borders of low-level bushes and shrubs.

The rear 'sun trap' garden is predominantly laid to lawn and bordered by deep, well-stocked flowerbeds filled with colourful plants and mature shrubs. An attractive garden wall forms part of the boundary, and a stone-flagged patio provides the perfect spot for outdoor entertaining, barbecues, and alfresco dining during the warmer months.

