



TENURE

Freehold.

COUNCIL TAX

Band E (from internet enquiry)

SERVICES

We understand mains water, electricity, gas 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 November 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



Boston Spa ~ 12 Westwood Way, LS23 6DX

A Scandinavian style three-bedroom, detached family house providing spacious well-proportioned accommodation available with the benefit of no onward chain.

- Lounge separate dining room and playroom/bedroom 4
- Conservatory
- Extended kitchen
- Ground floor shower room
- Three first floor bedrooms
- House bathroom
- Garage and workshop
- Walking distance to the village High Street

£600,000 OFFERS OVER



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

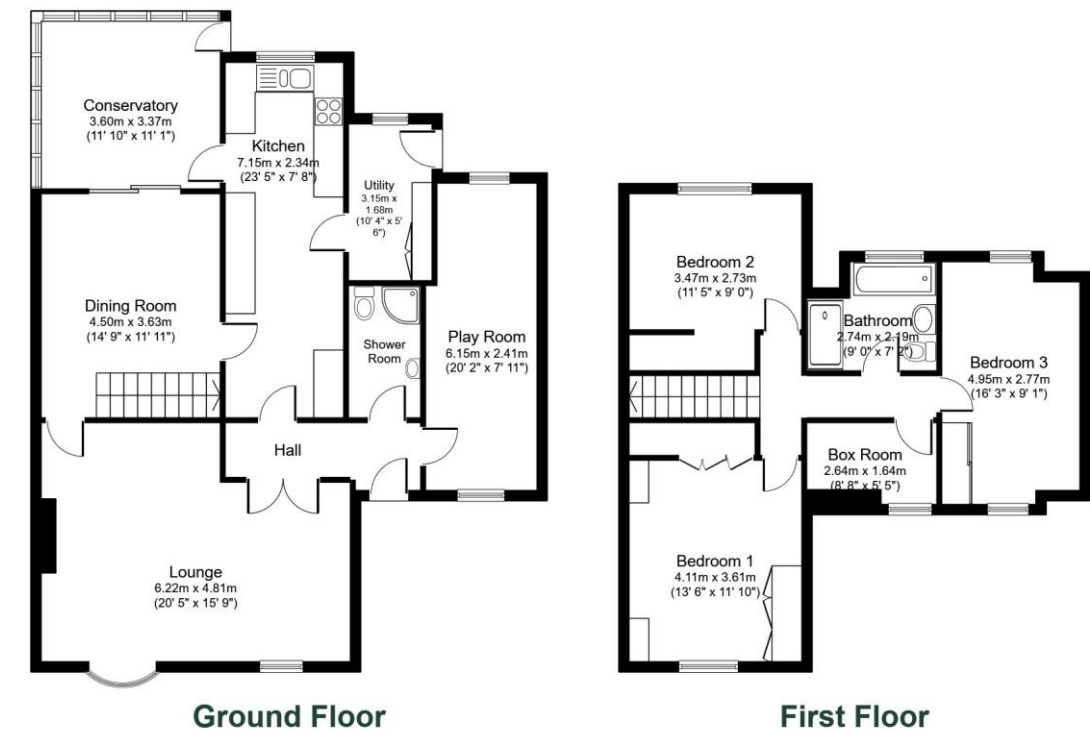
Property Description

A Scandinavian style three-bedroom, detached family house providing spacious well-proportioned accommodation available with the benefit of no onward chain.

Providing over 1800 sq ft and having rooms of generous proportions with the benefit of gas fired central heating and double-glazed windows the property comprises. On the ground floor the entrance hall leads to ground floor shower room with shower, wash basin and toilet, there is a generous sized lounge with two double glazed windows to the front and stone fireplace and internal glazed partition with door leading to a separate dining room with open tread staircase to the first floor. Sliding patio doors lead to the rear conservatory /sunroom. An extended kitchen offers an extensive range of wall and base units, worktops with tiled splash backs, integrated appliances, including double oven hob and extractor above, and space for upright fridge freezer. There's a useful utility room with sink and secondary entrance door, with a tiled floor and plumbing for automatic washing machine and dishwasher. Worcester gas central heating boiler installed. There is also an additional family room or playroom to complete the ground floor.

An open tread staircase from the dining room leads to a first-floor landing. There are three bedrooms all with fitted furniture, a useful box room/study and family bathroom having tiled walls and flooring, four-piece suite, including enclosed bath, half pedestal wash basin, WC and walk-in shower.

To the outside there are manageable gardens, enclosed and private with well stocked borders flower beds and patio area. A block paved driveway provides off-road parking and leads to garage with workshop/potential home office at the rear.



NOT TO SCALE For layout guidance only

