



**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 December 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			93
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**MISREPRESENTATION ACT**

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**Boston Spa ~ 9 Lee Orchards, LS23 6BJ**

Available with the benefit of no onward chain that superbly well-located detached bungalow reveals three bedrooms, two reception rooms and a modern bathroom and kitchen. Enjoying a favourable plot with gardens to three sides and comfortable driveway parking with garage, an early viewing is advised.

- Three-bedroom detached bungalow
- Excellent location within the heart of the village
- Minutes' walk to village amenities, bars and restaurants
- Two reception rooms
- Level gardens to three sides
- Driveway parking and single garage
- No onward chain

**£485,000** PRICE REGION



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

sales@rentonandparr.co.uk  
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All-round excellence, all round Wetherby since 1950

## Property Description

A rare opportunity to purchase a three-bedroom detached bungalow in the heart of Boston Spa, conveniently positioned within walking distance of bars and restaurants available on the vibrant High Street of this popular village. Available with the benefit of no onward chain the accommodation in further detail comprises:-

The property is accessed via a modern UPVC front door with an obscure glazed side window, the entrance hallway welcomes you into a light and airy space with a tile effect floor covering. A double door airing cupboard with storage above houses the modern Vaillant gas boiler. The living room is a bright and inviting space, featuring a large, double-glazed window to the front elevation with recently laid carpets, double internal doors that open into the dining room. The dining room enjoys views of the private garden through double patio doors and a side window, with a doorway providing seamless access to the kitchen. The kitchen is fitted with a range of wall and base units, cupboards and drawers, complemented by laminate worktops and an inset sink unit. A built-in oven with hob, space and plumbing for automatic washing machine and a tumble dryer add to the practicality of this well-equipped space.

The property boasts three double bedrooms, two of which feature floor to ceiling fitted wardrobes, providing ample storage. All bedrooms are serviced by a modern house shower room, complete with a large double shower cubicle.

To the outside, a spacious driveway to the side comfortably accommodating two vehicles and providing access to the detached single garage. The wraparound gardens include well-stocked flower borders at the front and side, with a low maintenance enclosed rear courtyard featuring raised beds and perimeter fencing.

