



COUNCIL TAX

Band E (from internet enquiry).

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.

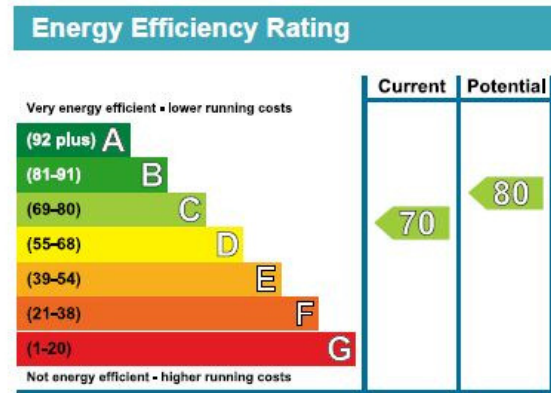
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 2017

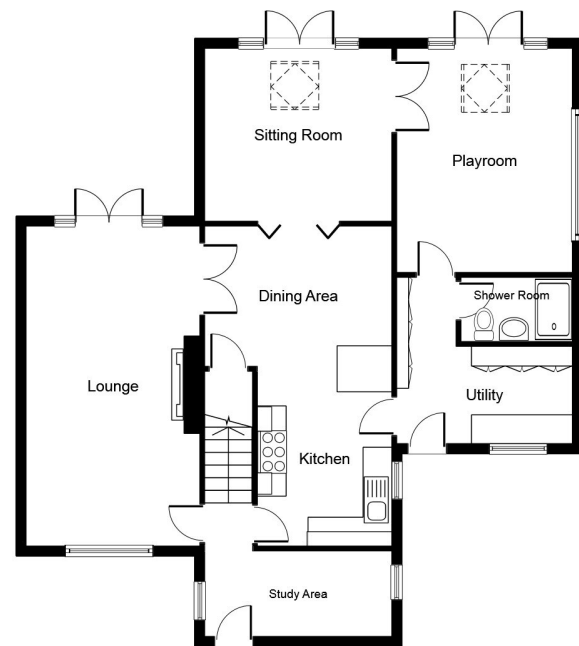


Boston Spa ~ 5 Bramble Avenue, LS23 6PE

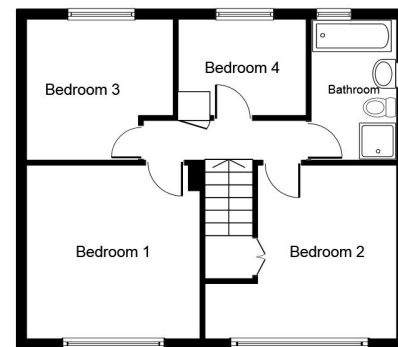
An excellent four bedroom detached house with ground floor side and rear extension providing spacious family accommodation with enclosed private gardens to rear. Situated on this popular development within easy reach of excellent village amenities and commuting to surrounding business centres.

- Lounge, Sitting Room and Play Room
- Dining Kitchen, Utility Room and downstairs Shower Room
- Four bedrooms and modern four piece bathroom suite
- Replacement UPVC double glazed windows and gas fired central heating system
- Approximately 1,660 sq ft

£400,000 PRICE REGION FOR THE FREEHOLD



Ground Floor



First Floor

5 Bramble Avenue, Boston Spa, LS23 6PE

NOT TO SCALE For layout guidance only

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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CHARTERED SURVEYORS
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BOSTON SPA

Boston Spa is a predominantly stone built village with many Georgian properties, situated some 1 ½ miles east of the A1 on the southern bank of the River Wharfe.

The village has its own good selection of shops, schools and facilities with a further range of amenities including indoor swimming pool and golf course in the market town of Wetherby some 3 miles away. Commuting links are good being almost equidistant to Leeds, York and Harrogate.

DIRECTIONS

Proceeding from Wetherby along the A168 southbound following the signs for Boston Spa. Entering the village take the first right onto Clifford Moor Road. Second right into Carlton Drive to the T-junction with Bramble Avenue and the property is identified with a Renton & Parr for sale board.

THE PROPERTY

An internal inspection is strongly recommended of this excellent four bedroom detached family house. Ground floor extensions to the side and rear provide spacious living accommodation extending to approximately 1,660sqf. Benefitting from gas fired central heating, replacement double glazed windows and security alarm system. The accommodation in further detail comprises:-

GROUND FLOOR

STUDY ENTRANCE

13' 2" x 6' 4" (4.01m x 1.93m)
Having entrance door, two double glazed windows, oak laminate flooring, radiator, leading to:-

HALLWAY

With staircase to first floor.

LOUNGE

21' 8" x 11' 10" (6.6m x 3.61m)
Double glazed window to front, patio door to rear, Esse wood burning stove, two double radiators, ceiling cornice, T.V. point.



SITTING ROOM

12' 8" x 11' 9" (3.86m x 3.58m)
Oak laminate flooring, two modern stylish radiators, T.V. point, double glazed patio door to rear, velux window with blind, double doors to:-



PLAY ROOM / T.V. ROOM

15' 3" x 12' 1" (4.65m x 3.68m)
Double glazed patio door to rear, further side window and velux window with blind, two modern stylish radiators, oak laminate flooring.



DINING KITCHEN

21' 5" x 13' 0" (6.53m x 3.96m) overall



With range of fitted wall and base units including cupboards and drawers, work surfaces, tiled surround, one and a half bowl stainless steel sink unit and mixer taps, plumbed for automatic washing machine and dishwasher, range cooker with five ring gas hob and extractor hood above, stylish radiator, Karndean flooring, double glazed window.



UTILITY ROOM

12' 1" x 6' 7" (3.68m x 2.01m)
Range of fitted cupboards to one wall, work surfaces with cupboard under, plumbed for automatic washing machine, plumbed for sink if required, Worcester gas fired central heating boiler, oak laminate flooring, access to fully boarded loft via ladder, radiator.

SHOWER ROOM

Tiled walls and white Rocca suite comprising walk-in shower, vanity wash basin, low flush w.c, towel rail, tiled floor, recess ceiling lighting, extractor fan, light tunnel.

AGENTS NOTES

The arrangement of the playroom, utility and shower room provides the possibility of an annex for dependent relatives or teenage suite.

FIRST FLOOR

LANDING

Loft access, linen cupboard.

BEDROOM ONE

12' 0" x 12' 0" (3.66m x 3.66m)
Double glazed window to front, radiator.



BEDROOM TWO

11' 0" x 13' 0" (3.35m x 3.96m) narrowing to 9' 8" (2.95m)
Double glazed window to front, radiator, bulkhead cupboard.

BEDROOM THREE

10' 7" x 9' 7" (3.23m x 2.92m)
Double glazed window to rear, radiator.

BEDROOM FOUR

8' 8" x 6' 8" (2.64m x 2.03m)
Double glazed window to rear, radiator.

BATHROOM

10' 2" x 5' 6" (3.1m x 1.68m)
Tiled walls and four piece Sottini white suite comprising panelled bath, half pedestal wash basin, low flush w.c. and shower cubicle. Radiator, heated towel rail, recess ceiling lighting, extractor fan.

TO THE OUTSIDE

Block paved driveway to front providing off road parking. Outside water tap.

GARDENS

Open plan lawn to front. Side path to enclosed rear garden comprising lawn with borders, patio area, garden shed, toy store, outside lighting and second water tap.

