



9 RIVER VIEW
Boston Spa

Carter Jonas

9 RIVER VIEW, BOSTON SPA, LEEDS, LS23 6BA

Wetherby – 3 miles
Leeds – 12 miles
Harrogate – 13 miles
York – 14 miles

Boston Spa is now a vibrant and popular village with first class range of amenities catering for daily needs including a wide selection of shops, superb choice of restaurants, excellent medical centre and popular schools for all age groups. The market town of Wetherby is only a short distance away and the A1(M) motorway just to the west of the village provides ready access to regions motorway infrastructure and principal Yorkshire commercial centres.

The accommodation briefly comprises a reception hall with cloakroom and WC, sitting room and conservatory, separate dining room and a family room. The spacious breakfast kitchen has a good range of wall and base units, split level cooker and leads through into a good sized utility room, again with fitted units, access to the rear garden and internal access into the garage.

At first floor level a galleried landing leads into a principal bedroom with ensuite shower room, three additional double bedrooms and a house bathroom.

Outside a double width driveway provides parking for two cars and in turn gives access to a double garage with twin up and over doors. There is a lawned front garden with well stocked flower beds and borders and a wrought iron gate and pathway leads around to an enclosed south facing rear garden principally lawned again with well stocked borders with mature trees and shrubs, timber pergola and garden store.

AN EXTENDED STONE BUILT DETACHED FAMILY HOUSE ON A HIGHLY REGARDED DEVELOPMENT ON THE EASTERN FRINGE OF THE SOUGHT AFTER VILLAGE OF BOSTON SPA.



ADDITIONAL INFORMATION

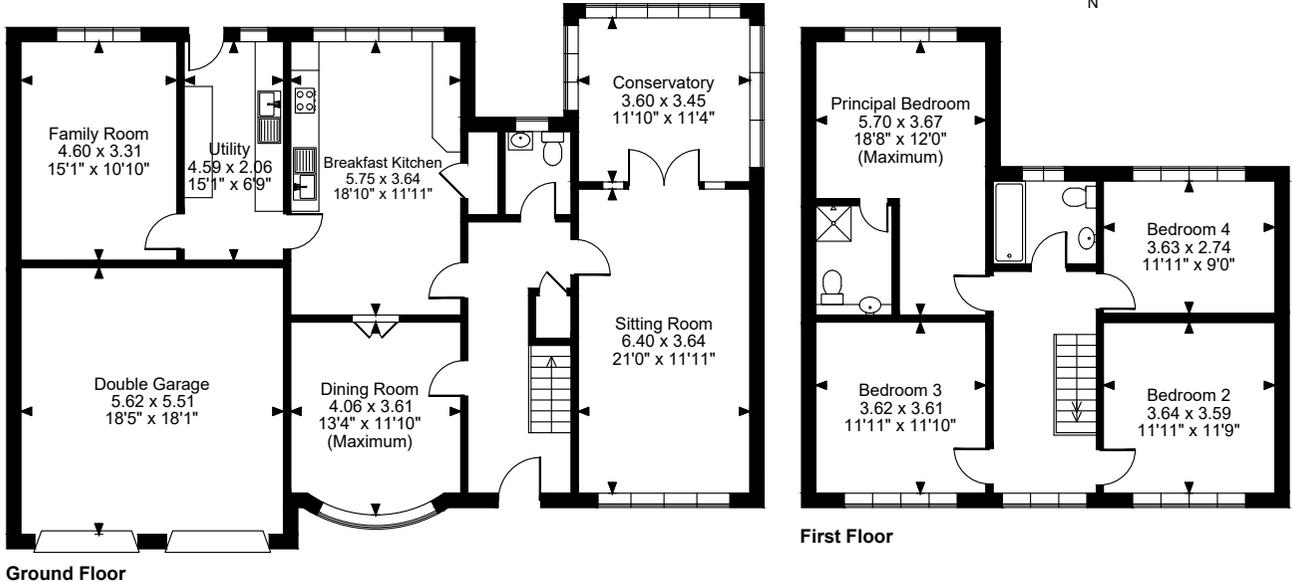
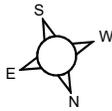
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - LS23 6BA: Entering Boston Spa from Wetherby and the A1 continue through the centre of the village along High Street passing Grove Road on the right and River Gardens is then the next turning on the left hand side.



9 River View, Boston Spa
Approximate Gross Internal Area
Main House = 2044 Sq Ft/190 Sq M
Double Garage = 337 sq ft / 31 sq m
Total = 2381 Sq Ft/221 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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