



260 High Street, , Boston Spa LS23 6AJ
£515,000 | Freehold

maxwell hodgson
estate agents

Entrance Hallway

Front entrance door with arched glazed panel above. Ceiling cornice, radiator. Part Yorkshire stone flagged floor and carpeted area with steps leading down to doors to cloakroom and cellar.

Cloakroom/ Shower Room

Fitted with a three piece suite comprising; corner shower enclosure with electric Mira shower, AXA pedestal wash hand basin with mixer tap, low flush Wc. Ladder style heated towel rail, tiled walls. Extractor fan.

Cellar

Housing meters. Split into sections providing ample storage space with light.

Sitting Room

18'5" x 17'2" (5.61 x 5.23)
Adams style fire surround with Jet Master coal effect gas fire, raised marble hearth and cast iron inset. Double glazed sash window to front, double glazed bay window overlooking the garden with deep recess. Feature recess, dado rail, picture rail. Two radiators. Exposed beams.

Dining Room

13'0" x 9'9" (3.96 x 2.97)
Timber fire surround with cast iron inset and raised marble hearth. Single glazed window with secondary glazing to side, double glazed window to rear. Solid wood floor. Two wall light points, radiator. Feature panelled wall, skirting, coved ceiling. Dado rail.

Kitchen

15'9" x 11'9" (4.80 x 3.58)
Fitted with a good range of base and wall units including glazed eye level display units, black rolled edge work-surfaces. Integrated appliances include; Neff 4 ring hob with overhead filter hood, Hotpoint dishwasher, fridge, freezer, Neff double electric oven. Part glazed door to garden with double glazed

window to side, single glazed window with secondary glazing to front. Two Velux windows. Two radiators.

Utility Area

10'0" x 7'3" (3.05 x 2.21)
Work-surface with single base sink unit, plumbing for washing machine and space for tumble dryer. Built in louvred cupboards with cupboards above providing ample storage space. Multi-paned single door to rear garden with window to side. Single glazed window with secondary glazing to side.

Landing

Two double glazed windows to front.

Bedroom One

17'2" x 10'2" (5.23 x 3.10)
Full range of fitted bedroom furniture including wardrobes, drawers, dressing table and bedside units. Double glazed sash windows to front and back. Radiator, coved ceiling.

Bedroom Two

13'7" x 7'8" (4.14 x 2.34)
Fitted with a range of bedroom furniture including wardrobes, drawers, overhead cupboard's. Double glazed sash window to rear. Radiator.

Bedroom Three

9'11" x 7'3" (3.02 x 2.21)
Fitted with a range of bedroom furniture including fitted wardrobes, overhead cupboards . Radiator, double glazed sash window.

Bathroom

Fitted with three piece suite comprising; low flush Wc, pedestal wash hand basin, tile enclosed bath with Victorian style mixer taps and hand held shower attachment. Obscure double glazed window to rear. Traditional style radiator, loft access. Overhead louvred cupboard housing wall mounted Potterton gas



central heating boiler. We understand that the current vendors are fully refurbishing this bathroom, full details on request by contacting the office.

Garage

19'8" x 9'7" (5.99 x 2.92)

Single garage with double opening doors. Part glazed door to rear, multi-paned window to rear. Power and light.

Outside Front

Low level stone walling with mature shrubs and lawned area with established trees. Driveway with hard standing space for parking and access to garage. Stone flagged area with stone steps leading to front entrance door.

Outside Rear

Fully enclosed walled garden, stone patio area and pathway. Lawned area with circular paved area. Well established flower and shrub beds. Access into rear of garage.

Services

All mains services are understood to be connected to this property.

Council Tax

We understand the property has been placed in council tax band F.

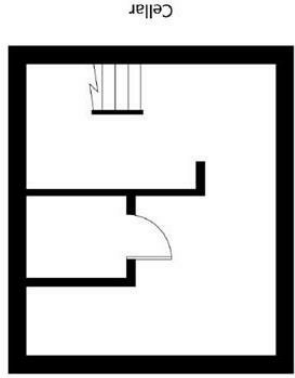
Directions

On entering Boston Spa from the direction of the A1, proceed through the village centre on the High Street. 260 High Street will be located on your right hand side, easily identifiable by our for sale board.





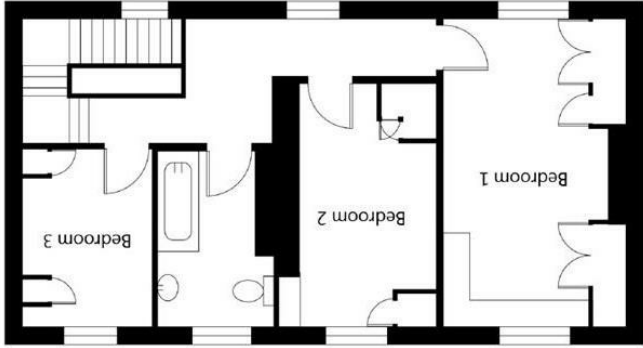
Directions



Cellar



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 578 SQ FT / 53.71 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1437 SQ FT / 133.51 SQ M - (Excluding Cellar)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 859 SQ FT / 79.8 SQ M