



21 Clarendon Road, Boston Spa, Wetherby LS23 6NG

£575,000 | Freehold

maxwell hodgson  
estate agents

This deceptively spacious four bedroom detached family home is situated on a large mature plot within a sought after residential area close to the excellent amenities provided by Boston Spa High Street. The accommodation has been extended and is presented in excellent order throughout to include a refitted kitchen with central island and bathroom with 4 piece suite.

Light and airy open plan layout with spacious entrance hall with solid wood floor, downstairs WC and shower room, complemented by 3 reception rooms. The majority of windows are PVCu double glazed and the property benefits from warm air central heating.

Good sized gardens and extensive drive in addition to a double garage complete this excellent family home. EPC Band D.

### Entrance Hall

Part obscure glazed front entrance door. Oak floor, stairs off to first floor. Coved ceiling understairs storage cupboard. Ceiling downlights.

### Shower Room/ WC

Shower enclosure with direct shower, semi pedestal wash hand basin and low flush close couple WC. PVCu double glazed obscure window to side. Ceiling downlights

### Sitting Room

PVCu double glazed French doors opening to rear garden, small single glazed window to side. Fireplace with hearth and remote controlled living flame effect gas fire. Coved ceiling , inset downlights. Open to:

### Dining Room

PVCu double glazed French doors to rear garden. Coved ceiling, small paned door to:

### Snug

PVCu double glazed bow window to rear and PVCu double glazed window to side. Coved ceiling , wall heater. Open to:

### Kitchen

Fitted with an excellent range of base and wall units and central island with granite work surfaces. Inset stainless steel sink with mixer tap. Double laundry cupboard with plumbing for washing machine. Integrated appliances include split level electric oven and built in microwave, induction hob. Fridge freezer and Bosch dishwasher. Oak floor, coved ceiling, inset downlights. PVCu double glazed window to front and part glazed entrance door.

### First Floor

#### Galleried Landing

Coved ceiling, arched feature PVCu double glazed window to front. Airing cupboard.

#### Bedroom One

Fitted with a range of built in bedroom furniture with wardrobes, drawers and dressing table to match. PVCu double glazed window to side.

#### Bedroom Two

Double built in wardrobe with mirrored doors. PVCu double glazed window to rear.

#### Bedroom Three

Double built in wardrobe with mirrored doors. PVCu double glazed window to side. Coved ceiling.





## Bedroom Four

PVCu double glazed window to side.

## Bathroom

Fitted with four piece suite comprising bath, shower enclosure, low flush close couple WC and vanity wash hand basin with storage drawers and cupboards. Fully tiled walls, tiled floor with under floor heating. Heated ladder style towel rail. PVCu obscure double glazed window to side.

## Outside

### Double Garage

Electric up and over door to front, power and light. Useful store room at rear. Rear personal door.

### Outside Front

Extensive block paved driveway allowing for ample car standing space. Front lawn with low level stone wall.

### Outside Rear

There are good sized mature lawned gardens to the rear bordered by well stocked shrub beds. Timber fencing to both sides. Secure gated access to both sides around to the front and driveway.

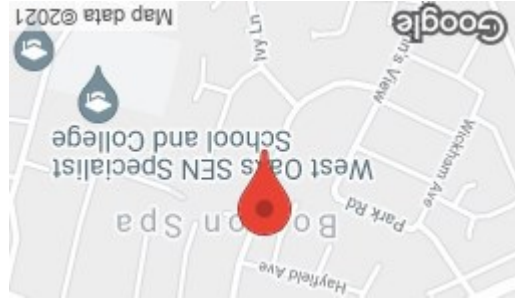
## Services

All mains services connected.

## Council Tax

We understand the property is in council tax band F.





The property can be approached by entering Boston Spa from the direction of Wetherby and the A1M along High Street. Clarendon Road is towards the centre of the village on the right hand side. The property is situated on the left hand side of the road and can be recognised by the agents for sale board.

**Directions**



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1886 SQ FT / 175.19 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate  
 and should be independently verified.  
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