



8 Fountains Avenue, Boston Spa, LS23 6PX





# Key Features

- Beautifully maintained detached property
- Open plan kitchen/dining room
- Quartz worktops and integrated appliances
- Two further reception rooms
- Two sets of bifolding doors to the rear garden
- Three first floor double bedrooms
- Ensuite shower room and luxury bathroom
- Landscaped garden with patios and pergola
- Dunster fixed wooden gazebo
- Detached garage with electric door



*This detached property is located on a generous corner plot in the heart of Boston Spa and has been extended and beautifully refurbished by the current homeowners.*









To the ground floor, which boasts underfloor heating throughout, is an entrance hallway which leads to a bright living room with a bay window and remote control electric fire. There is a family room/snug with bifolding doors and electric inset blinds, a modern guest W.C. and a beautiful open plan dining kitchen which also has bifolding doors with electric inset blinds. The kitchen area has been carefully planned and offers a central island, Quartz worktops, complimenting grey wall and base units including pull out pantry cupboards, pop up sockets and a range of integrated Bosch appliances including two ovens, a microwave, warming drawer, dishwasher and remote control extractor. The kitchen leads to an occasional room, currently awaiting building regulations sign off, which is currently used as a study but could make an ideal ground floor double bedroom. There is also a utility room which has space and plumbing for a washing machine and tumble dryer.

A recently fitted oak and glass staircase leads to the first floor landing which gives access to three double bedrooms and a contemporary house bathroom. One of the bedrooms has a modern ensuite shower room and fitted wardrobes and drawers and the two further bedrooms have ample space for furniture. The house bathroom has a four piece suite, Velux window with fitted blind, plenty of storage and shaver socket.

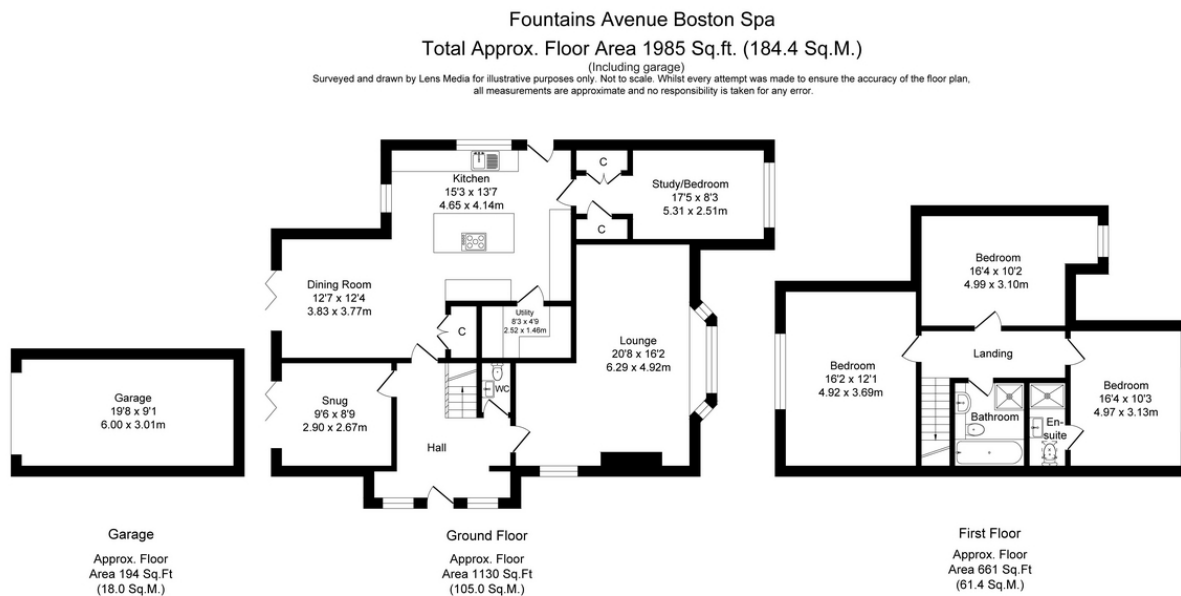
There is a fully enclosed garden which has been meticulously landscaped to provide three patio areas, a pergola, a Dunster fixed wooden gazebo with heaters and power and further outdoor power sockets. The garden is particularly private and is well screened with mature hedging and is the perfect space for entertaining.

There is generous sweeping driveway allowing parking for several vehicles and a recently constructed garage which has a remote control electric door, water and electricity.

Boston Spa is a popular Georgian village with a bustling high street where you'll find a great selection of restaurants, shops, bars, boutiques and grocery stores. There are lovely walks along the River Wharfe and there is good schooling within walking distance. The village is ideally placed to the A1 to appeal to commuters.

**SERVICES:** We are advised that the property has mains gas, drainage and electricity.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	66
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**Tenure Type:** Freehold  
**Council Tax Band:** F  
**Council Authority:** Leeds City Council

