



The Chestnuts

62 High Street, Boston Spa LS23 6EA

£1,000,000

maxwell hodgson

estate agents

An imposing Victorian detached residence built in approximately 1862, offering deceptively spacious, well presented accommodation ideal for a growing family. The property offers four principle reception rooms, and a stunning, large Smallbone dining kitchen. There are five/six bedrooms with the master having an newly fitted en suite Showerroom. Contemporary family bathroom. To the side of the property is ample 3 car parking space, and to the rear, an enclosed south facing garden with patio. EPC band D.

Entrance Hall

Panelled entrance door leading to hallway with Fired Earth tiled floor, radiator, cornice to ceiling, ceiling rose. Steps down to lower level hall with oak floor and understairs cupboard.

Drawing Room

16'7 x 14'1 (5.05m x 4.29m)

Sash bay window to front and sash window to side, high ceilings with deep cornice and ceiling rose, ornate open hearth with multi fuel stove, low level storage cupboard to chimney recess, double radiator, exposed floorboards with access to underfloor void.

Dining Room

14'1 x 13'1 (4.29m x 3.99m)

Sash bay window to front, ornate fireplace with coal effect gas fire, Fitted shelving to alcove. Exposed floorboards, high ceilings with deep cornice and ceiling rose, two double radiators.

Family Room

20'2 x 14'1 (6.15m x 4.29m)

Twin sash windows to rear. Ornate open hearth in fireplace, oak floor, recessed ceiling spotlights, double radiator, access to utility room. Door to study. Door to kitchen breakfast.

Study

10'4 x 7'2 (3.15m x 2.18m)

Sealed unit double glazed sash window to front, built in storage cupboard, book shelving, radiator, laminate floor.

Breakfast Kitchen

19'6 x 16' (5.94m x 4.88m)

Smallbone fitted kitchen with hand-painted wall and base units with granite work surfaces, Belling Range with 7 gas rings and 3 electric ovens. Integrated dishwasher and fridge. Central island with granite surface and beech preparation block. Oak flooring, concealed radiator, twin sash windows to rear and rear entrance door. Recessed ceiling spotlights.

Boot Room/Utility area

Window to rear, tiled slate floor, radiator, cold water supply provision - (possibly for fridge/freezer), door to cloakroom.

Cloakroom

White low flush WC, pedestal wash basin, slate tiled floor, Worcester gas boiler (recently fitted) fitted cupboard storage with provision for washing machine and space for tumble drier. Addition wall storage cupboards. Extractor fan.

First floor Landing

Split to two levels with inner landing area. Loft access with retractable pull down ladder. Concealed radiator.

Bedroom 1

16'10 x 14'2 (5.13m x 4.32m)

Sash window to rear, radiator, ceiling spotlights. Door to en suite.

En Suite Shower room

Newly fitted contemporary white suite comprising: double shower enclosure, pedestal wash hand basin, low level flush wc, towel rail. Tiled floor. Sash window to rear, ceiling spotlights.

Family Bathroom

Double ended free standing oval bath on plinth, twin contemporary wash hand basins on pedestal vanity unit with storage shelving below, recessed shower cubicle with glass door and power shower, concealed cistern wc, chrome towel rail, ceiling spotlights. Sash window to front with folding louvred shutters, built-in airing cupboard housing recently replaced large capacity hot water cylinder.

Inner Landing

To the rear of the property, concealed radiator, ornate stain glass window to side.

Bedroom 4





11'3 x 8'5 (3.43m x 2.57m)

Sash window to rear, single radiator, large storage cupboard.

Bedroom 5

11'1 x 8'5 (3.38m x 2.57m)

Sash window to rear, single radiator, large storage cupboard.

Upper Landing

Bedroom 2

16'7 x 14'2 (5.05m x 4.32m)

Twin sash windows to front, sash window to side, fitted triple wardrobe, feature fireplace, radiator, ceiling spotlights.

Bedroom 3

14'2 x 13'2 (4.32m x 4.01m)

Twin sash windows to front, double radiator, fireplace.

Bedroom 6

11'4 x 6 (3.45m x 0.15m)

Presently used as a dressing room. Sash window to front, fitted double wardrobe cupboard, access to second loft.

Front Garden

Tiled path to front with ornate box hedge and gravelled frontage, shrubs and trees, low wall to boundaries with railings.

Side Garden

Block paved area providing standing for 3 cars. 2 separate gates to the rear garden.

South facing rear garden

Flagged patio area leading to enclosed rear lawn with established borders, wooden garden shed, side boundary to Chestnut Avenue. Wooden gate to side access. Grade II listed stone boundary wall to side (not owned)

Further stone wall to rear (owned by The Laurels.)

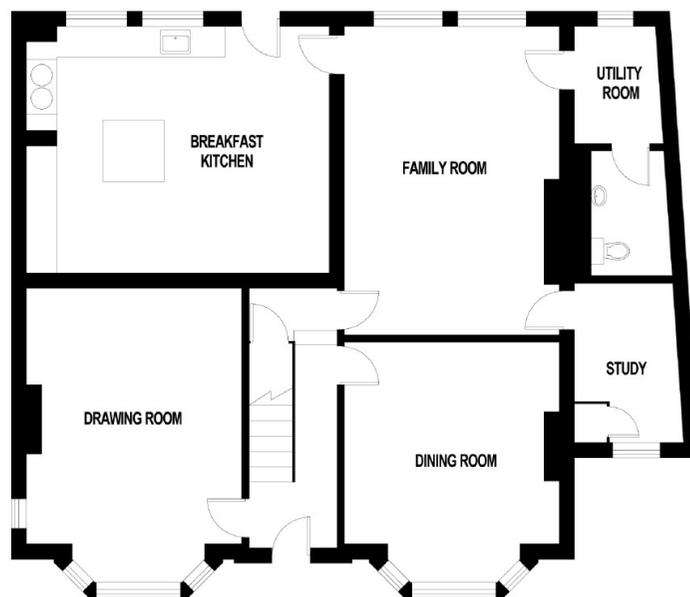
Services

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

Council Tax Band

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





GROUND FLOOR
GROSS INTERNAL FLOOR AREA
APPROX. 1408 SQ FT / 131 SQ M



FIRST FLOOR
GROSS INTERNAL FLOOR AREA
APPROX. 1370 SQ FT / 127 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA - 2778 SQ FT / 258 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Directions

Approaching Boston Spa from the A1, proceed down the High Street (A659) in the direction of the village centre. The Chestnuts can be found on the right hand side at the corner of High Street and Chestnut Avenue.

Maxwell Hodgson Ltd wish to inform prospective purchasers that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubt. All measurements are approximate and should not be relied upon for carpets or furnishings.

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