DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Rockside, Springfield, Boston Spa, Wetherby, LS23 6EB

This cleverly extended five bedroom semi detached period home with a large garage / workshop and enclosed mature gardens enjoys a quiet backwater setting close to excellent amenities in the fashionable village of Boston Spa.

28 Market Place, Wetherby, LS22 6NE
Tel: 01937 586177
Email: wetherby@dacres.co.uk
dacres.co.uk







3 5 2

Rockside, Springfield, Boston Spa, Wetherby, West Yorkshire, LS23 6EB

Guide Price: £695,000

- Semi-detached period cottage
- Quiet yet convenient village setting
- Three reception rooms
- Kitchen and utility room
- Principal bedroom with en-suite
- Four family bedrooms
- Home office and playroom
- Large integral garage / mature south facing gardens







General remarks

This handsome semi-detached cottage with 19th century origins, limestone and rendered elevations and gas fired heating was cleverly extended over two floors approximately 25 years ago and more recently has benefitted from replacement double glazed windows and a new slate roof.

Springfield is a private lane off Boston Spa's High Street being an ideal setting for the growing family seeking a combination of privacy and convenience for local amenities. An entrance vestibule with guest cloakroom leads to an inner reception hall off which lies an elegant sitting room and a snug. On the opposite side of the reception hall the dining room and adjoining sunroom is ideal for entertaining, being adjacent to the kitchen and a useful utility room.

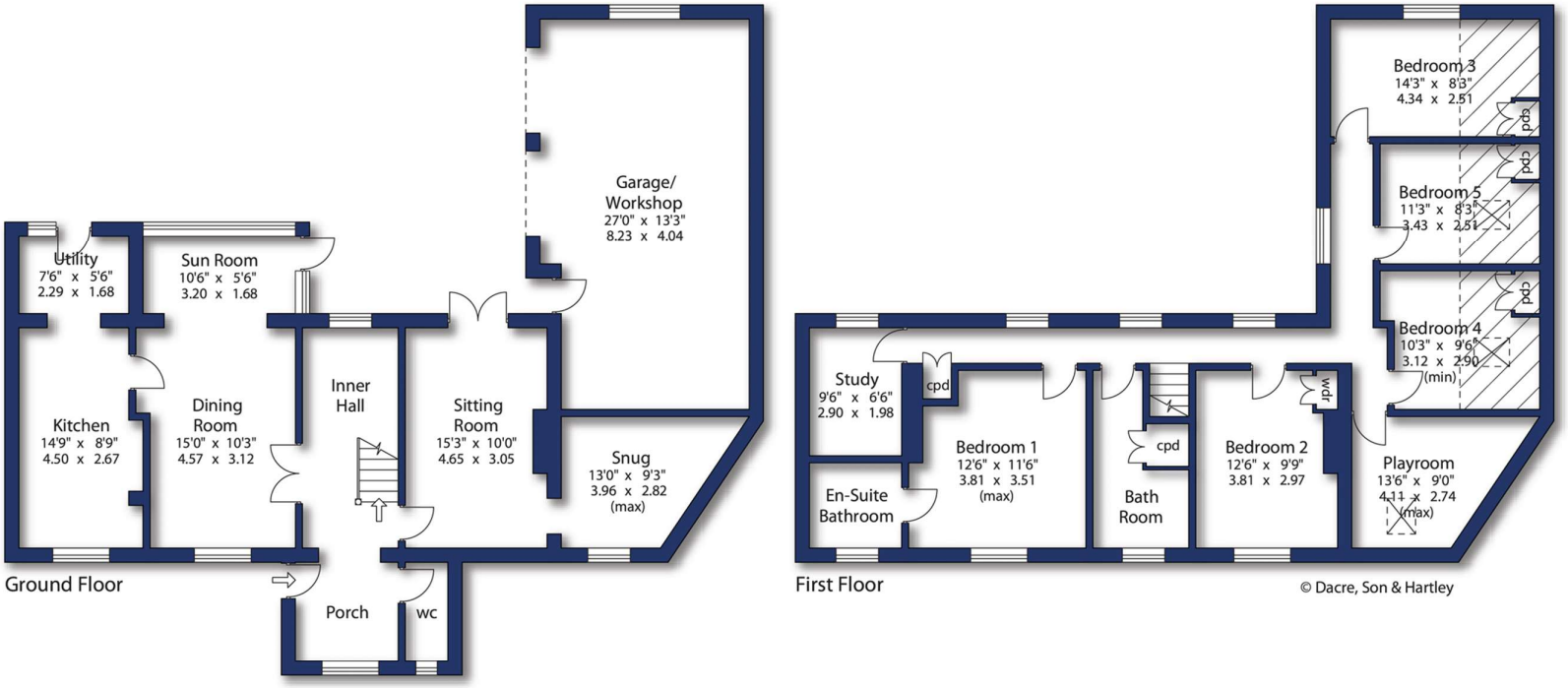
On the first floor the principal bedroom has its own ensuite facility and a neighbouring home office which could also be utilised as a dressing room. There are four further family bedrooms and a play room / storeroom and a family bathroom with a white contemporary suite.

The gardens to the north of the property are low maintenance borders with parking for one vehicle off the drive from Springfield. A separate driveway gives vehicular and pedestrian access to the south of Rockside (the neighbouring property also has vehicular access rights to their garden areas) with gated parking to the front of a substantial double integral garage with car inspection pit and workshop.

The south facing rear gardens comprise mature borders, planting and vegetable plots with the additional benefit of a brick built home office / garden room.

Rockside is in a highly convenient neighbourhood on the western outskirts of Boston Spa High Street which boasts a thriving range of amenities including shops, eateries and leisure activities. There is education for all age groups nearby and a wider range of amenities in the market town of Wetherby. Busy commuters will appreciate the excellent road links with Leeds, York and farther afield .

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.











Contact us

01937 586177

wetherby@dacres.co.uk

Directions

From Wetherby proceed into Boston Spa along the High Street. Turn right into Springfield and the driveway for Rockside will be identified on the right hand side by our For Sale board.

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Gated parking and double integral garage
- The property is in a Conservation Area

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WET260170