



29 Hampole Way, , Boston Spa LS23 6FN

£385,000 | Freehold

maxwell hodgson
estate agents

This modern 3 storey town house is situated within the sought after Church Fields development in Boston Spa. Gas central heating with zonal controls. Double glazed sash windows, solar panels, sky and digital terrestrial TV is available throughout the property. Fully fitted kitchen with double doors to garden, first floor sitting room, 4 bedrooms, 2 with ensuite shower rooms, house bathroom. Car port, double width driveway, enclosed gardens. Boston Spa is a highly sought after village with a river and providing a wide range of amenities including cafes, shops and restaurants. There is also a medical centre, high school and a choice of well regarded primary schools. Early viewing highly recommended. Offered with no onward chain . EPC band B.

Entrance Hall

Front entrance door. Highly polished Italian tiled floor, stairs to first floor. Half paned door to rear, radiator. Understairs cupboard providing ample storage space.

Cloakroom/ WC

Fitted with white suite comprising pedestal wash hand basin, low flush WC. Ladder style heated towel rail, obscure double glazed window to rear. half tiled walls, tiled floor.

Dining Kitchen

18'0"x 8'8" (5.49x 2.64)
Fitted with an excellent range of base and wall units with under unit lighting work-surfaces and upstands. One and a quarter bowl inset sink with mixer tap and drainer. AEG double electric oven and gas hob with overhead extractor fan. Integrated appliances including: washer dryer and dishwasher, fridge freezer. Wall mounted gas central heating boiler. Polished tiled floor, inset ceiling downlights. Double glazed window to front. TV point and pre wired for wall mounted TV.
Dining area with double glazed French doors opening to rear garden.

First Floor Landing

Double glazed window to front and rear, radiator. Stairs off to second floor.

Sitting Room

18'1" x 9'11" (5.51 x 3.02)
Double glazed windows to both front and rear, two radiators. TV point. Tel Point.

Bedroom Two

13'4" x 8'11" (4.06 x 2.72)
Double glazed window to front. Radiator. TV point.

Ensuite Shower Room

Fitted with white suite comprising: Low flush WC, pedestal wash hand basin with mixer tap, double shower enclosure with gravity fed direct shower. Half height tiled walls. Chrome ladder style heated towel rail Extractor fan. Opaque double glazed window to rear. Inset ceiling downlights.

Second Floor Landing

Multi paned double glazed window to rear. Radiator.

Bedroom One

13'8" x 10'1" (4.17 x 3.07)
Fitted with 'His and Hers' built in wardrobes, radiator, double glazed window to rear. Tel Point.

Ensuite Shower Room

Fitted with white suite comprising: Low flush WC, pedestal wash hand basin with mixer tap, double shower enclosure with gravity fed direct shower. Half height tiled walls. Chrome ladder style heated towel rail. Extractor fan. Opaque double glazed window. Inset ceiling downlights.

Bedroom Three

9'10" x 8'9" (3.00 x 2.67)
Radiator, double glazed window to front.



Bedroom Four

8'9" x 7'11" (2.67 x 2.41)

Radiator, double glazed window to rear. Access to loft space.

House Bathroom

Fitted with white 3 piece suite comprising pedestal wash hand basin, low flush WC and panelled bath. Half height tiled walls. Heated ladder style chrome towel rail. Inset ceiling downlights. Opaque double glazed sash window.

Rear Gardens

Outside tap. Fully enclosed rear gardens, lawned with timber fencing to boundaries open to:

Car Port

Double wrought iron gates

Outside Front

Double width tarmac drive allowing ample car standing space

Council Tax

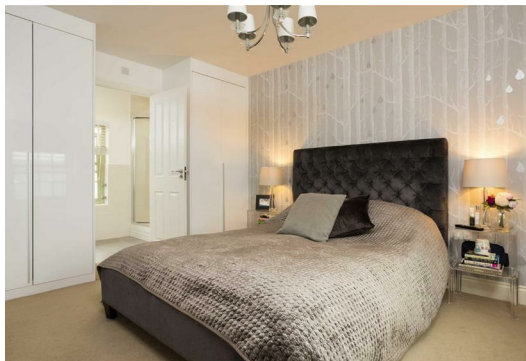
We understand the property has been placed in council tax band E

Services

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

Agents Note

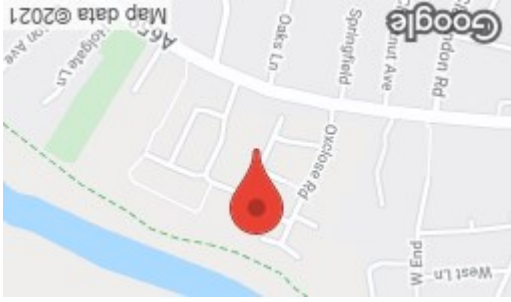
Please note that the 1st & 2nd Floor Landing and Bedroom windows benefit from toughened safety glass protectors to allow the sash windows to be opened from the bottom.



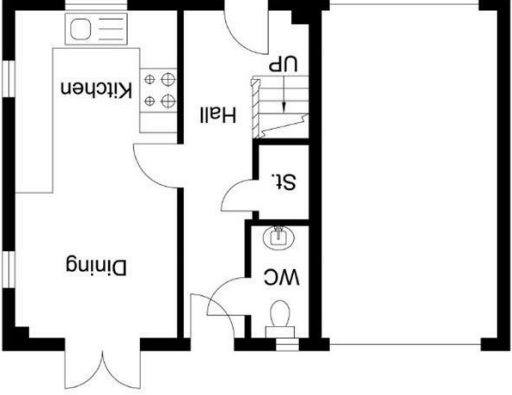


Directions

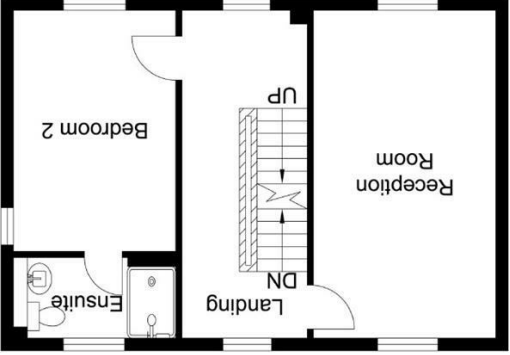
On entering Boston Spa from the direction of the A1, proceed through the village centre on the High Street, turning left into Oxclose Road, right into Hampole Way and then left at the end whereupon the property is on the right and can be recognised by the agent for sale board.



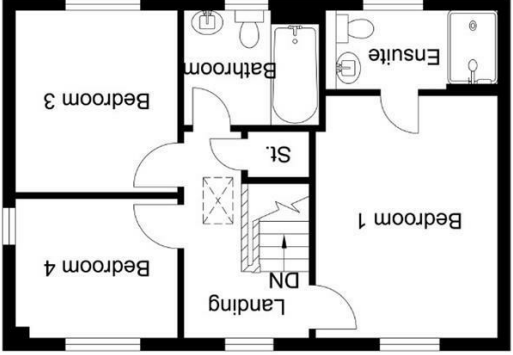
29 Hampole Way



GROUND FLOOR
Approximate Floor Area 40.20 sq. m (432.70 sq. ft.)



FIRST FLOOR
Approximate Floor Area 40.20 sq. m (432.70 sq. ft.)



SECOND FLOOR
Approximate Floor Area 40.20 sq. m (432.70 sq. ft.)

Approximate Floor Area 120.60 sq. m (1298.12 sq. ft.)