







Boston Spa ~ 41 Oxclose Road, LS23 6FA

Offers Over £800,000

A beautifully presented four bedroom three bathroom detached family home occupying an enviable position to the edge of the extremely popular Church Fields development in the heart of Boston Spa village

Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

Council Tax Band: G

Tenure: Freehold









Property Description

A composite front door opens into an attractive entrance hallway, with tiled flooring continuing through the utility, formal dining room and downstairs W.C. The dining room features double glazed sliding sash windows with fitted shutters, enjoying an open aspect towards 'Jackdaw Crag' riverside walkway. Double doors lead into a well-proportioned living room with attractive shutters to front and rear elevations.

The utility offers wall and base units with solid granite work surfaces, stainless steel sink and boiler cupboard housing the Ideal Logic gas fired boiler. The breakfast kitchen is fitted with a contemporary range of wall and base units, granite work surfaces and matching upstands. Integrated appliances include electric double oven, fridge, freezer, under-counter dishwasher and AEG induction hob with extractor. Double glazed windows with shutters enjoy rear and side aspects, with French doors opening onto the rear garden.

A turned staircase rises to the first floor with useful storage beneath. Bedroom one is a generous double with elevated front aspect and fitted shutters, contemporary fitted wardrobes and modern en-suite shower room. Bedroom two is another generous double with fitted wardrobes and modern en-suite shower room. Bedroom five is currently used as a dressing room, offering versatility as a home office or children's bedroom.

A further staircase leads to the second floor. Bedrooms three and four are both well proportioned double rooms with vaulted ceilings, dormer and Velux windows, along with bespoke fitted wardrobes. The house bathroom features a modern white suite with shower over bath, tiled walls and flooring. An airing cupboard houses the pressurised hot water cylinder.

To the outside; a tarmac driveway provides parking for multiple vehicles and access to a single garage with light and power. A timber side gate leads to the rear garden, set mainly to lawn with landscaped shaped borders housing a range of established flowering bushes and shrubs. A stone-flagged patio offers an ideal space for outdoor entertaining, enjoying the 'sun trap' south-westerly aspect. Positioned in a quiet setting with no through traffic, to the outer edge of the development, the property enjoys a pleasant outlook toward the tree lined woodland and riverside walk of Jackdaw Crag.

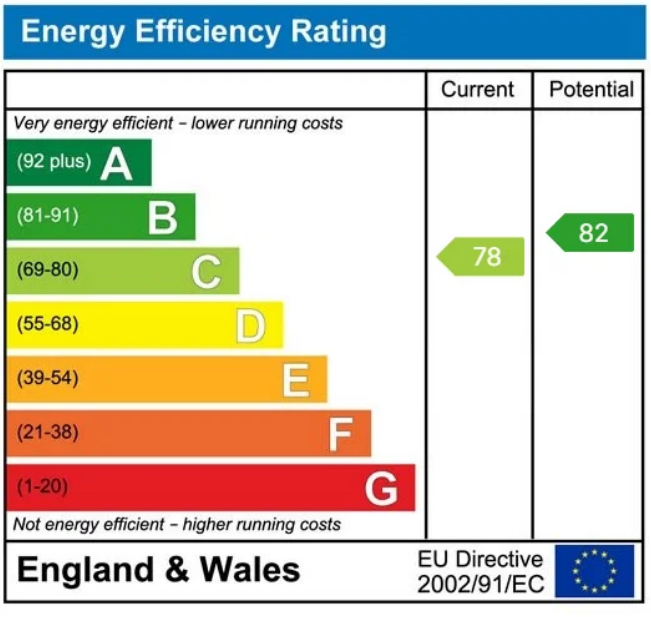
Oxclose Road, Boston Spa, LS23

Main House = 154.9 sq m / 1667 sq ft
Limited Use Area = 5.9 sq m / 63 sq ft
Approximate Gross Internal Area = 160.8 sq m / 1730 sq ft
(Excluding Garage)



illustration for identification purposes only. measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
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Details prepared August 2026.

SERVICES

We understand mains water, electricity, gas and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £35.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

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