



TOTAL APPROX. FLOOR AREA 1128 SQ.FT. (104.8 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
	99
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	89
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



## Viewing arrangements

Strictly by appointment through Myrings  
**Telephone** 01423 569007  
**Email** lettings@myringsestateagents.com

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 **myrings.property**

Please note that this property is to be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months. In order to apply for this property you will need to pay our application and reference fee of £130 + VAT (single applicant) or £190 + VAT (two applicants). This will be payable on the return of a fully filled out application form which we can send via email or one can be filled in at the Myrings office. References will be obtained using a credit reference agency and tenants are responsible for all legal and administrative fees, VAT and Government Stamp Duty in connection with the Tenancy Agreement. If a guarantor is required an additional fee of £65 + VAT is payable. If you are unable to move into a property for 4 - 6 weeks, a holding deposit of minimum £200 is payable to secure the property and to take it off the market. Please note that during your tenancy term other fees may be chargeable if you are not present at property inspections or your check out from the property. Please ask us for a full breakdown of our costs which may be applicable during the term of your proposed tenancy. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy. The Bond is the equivalent of one month's rent plus £100 payable in cleared funds at the commencement of the tenancy. The application fee and holding deposit are non-returnable unless the landlord withdraws the property due to their own unforeseen circumstances.

## Directions

Leave the A1(M) at junction 46 and join the A659 heading east (signposted Boston Spa). Continue along this road for approximately a mile and go past the Village Hall and Cenotaph. Turn left onto Spa Lane and follow to the bottom and it will bend round to the right hand side where the property can be found second in on the left.

Spa Baths, Spa Lane, Boston Spa  
 Unfurnished - £1,200 PCM

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Rare to the lettings market, Spa Baths is a truly unique and stunning Georgian character home situated in a beautiful riverside location. The property enjoys peaceful surroundings whilst only been a five minute walk to the amenities in Boston Spa and a five minute drive to the A1 which provides fantastic commuter links. Available early November for a 6 month tenancy

The property is approached via a driveway which offers parking for up to three vehicles and a lovely garden with mature plantings, lawn and a patio seating area with views over the river Wharfe.

An entrance porch with built in shoe racks and storage leads through to a modern country style kitchen/dining room which has a solid wood floor, range of cream shaker base and wall units, wooden work surfaces, integrated

fridge/freezer, double range master oven with five ring gas hob, dishwasher, Belfast sink and plumbing for an automatic washing machine. There are two double bedrooms with built in wardrobes and with the master having the benefit of en suite facilities and a further house bathroom with roll top bath and shower over, w/c, sink unit and full length wall mirrors. A particular feature of the property is the bay fronted living room with views over the river, exposed beams and open fire. Double doors lead though to a delightful sun room with double doors at each side leading out onto two private courtyard seating areas. Outside there is lovely garden with patio seating to the front, ample off street parking, a riverside jetty and two courtyard seating areas to the side, This property is a must see.



5 minutes walk



A1M - 1.5 Miles



Leeds - 13.4 miles  
York - 13.5 miles



Leeds Bradford - 15.5 miles

**Location:**

Boston Spa is an established spa town that has developed into a thriving community over the years. The River Wharfe provides a beautiful backdrop to the village, as well as the perfect spot to get some fresh air. For those who enjoy walking, the Ebor Way also passes through the village before heading towards York in one direction and Ilkley in the other. The village itself provides a wide range of independent shops and other amenities on the High Street. It boasts a Post Office, bank, library as well as several useful day-to-day facilities such as general stores, a chemist, butchers, bakers and a hardware store. There is also a variety of restaurants, cafes and pubs. If you wanted to venture a little further, Wetherby is just a short five minute drive away, and this puts an even wider choice of boutiques, hotels, a cinema and a supermarket at your fingertips.

TAX BAND - E  
EPC RATING - E  
NO SMOKERS  
DEPOSIT - £1,300