



*WISHART*  
ESTATE AGENTS

11 Pine Tree Avenue  
Boston Spa  
Wetherby  
LS23 6HA

£465,000

- Period end terrace
- Original features
- 4 double bedrooms
- 2 reception rooms
- House bathroom & separate WC
- Kitchen & separate utility
- Cellar
- Boston Spa Academy catchment



Wishart Estate Agents are delighted to present this rare opportunity to acquire a beautifully presented Edwardian end terrace, in the sought-after village of Boston Spa, near Wetherby. With living accommodation set over three floors, offering four double bedrooms, two generous reception rooms, kitchen with separate utility, a cellar, house bathroom with separate WC and wonderful period features throughout.

At the bottom of a private tree-lined avenue, beyond a pine tree, sits this commanding Edwardian end terrace property. This beautiful period property offers an expanse of space and features one expects of a home of this era. With exposed timber floors, staircase with decorative balustrade, architrave, fireplaces and high ceilings,

it feels as though you are truly stepping back in time, but with all the convenience afforded from modern day living.

Stepping up to the property from the path, beyond the tiered frontage, you really take in the grandeur of this magnificent building, with its classic red brick façade and recently painted external monochrome woodwork. Stone steps lead to the timber and glazed entrance door, which opens to the internal tiled porch.

A further internal door, bursting with character, welcomes you to the home. A replaced decorative tiled hallway, a modern nod to the period of the property, flows through towards the various areas of the ground floor accommodation. An exposed

timber staircase with fabulously crafted balustrade instantly captures your attention and leads to the first-floor accommodation. An under stairs cupboard is ideal for shoes, and the open space under the staircase is currently used for storing coats.

Stripped pine internal doors open to both the formal lounge and the separate dining room, with exposed timber floors throughout.

A large yet cosy room, the lounge is situated to the front of the property. Deep skirting boards, architrave, an open fire with carved wooden surround and a large box bay window all come together to showcase the period features you become accustomed to when moving from room to

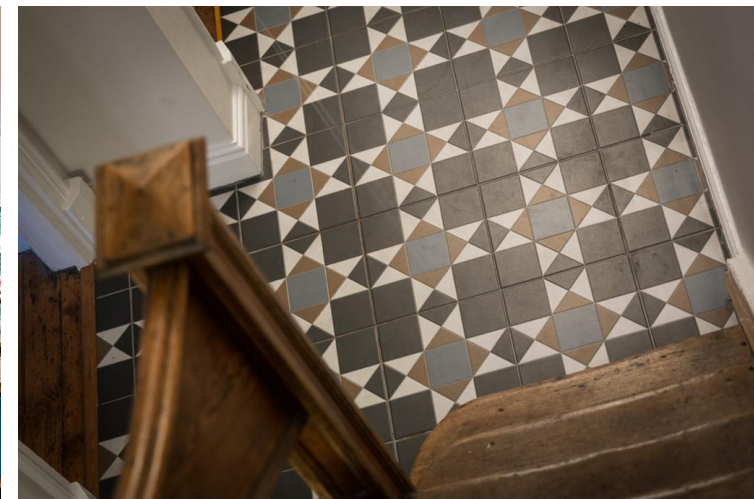
room. There is an abundance of space for a large sofa set up, and other items of free-standing furniture.

The formal dining room is another generous room, which is afforded plenty of natural light from the large bay window overlooking the side elevation, a unique benefit of this end terrace property. Sitting central to the chimney breast is a gas fire with timber surround and tiled hearth. Shelves are fitted within the alcoves, ideal for creating a library of books, and there is plenty of space for a large dining setup, perfect for entertaining and day-to-day family dining. A small serving hatch provides views through to the kitchen.

The kitchen is accessed via a glazed internal timber door. Another excellent space, a decorative chimney breast with deep alcoves sitting either side can easily accommodate large items of free standing furniture, or fitted units where desired. Pale blue base units with oak work surfaces over provide storage alongside a large range style gas oven with 6 ring gas hob burner. A tiled splash-back is fitted the length of the wall, and a Belfast sink with traditional style Reginox taps sit below a window overlooking the yard. A generous larder style cupboard provides storage space for spices and cooking ingredients, as well as a small, elevated wall cupboard beside the door. Finished in neutral tones with a cosy stone effect vinyl floor covering underfoot. A door leads to the yard.

At the end of the kitchen, a glazed timber door leads to the utility room, which also provides access to the cellar. The utility room is an excellent space which offers plumbing for a freestanding washing machine and dishwasher. Space is also provided for a fridge freezer, tumble dryer and other items where required. Built in cupboards offer plenty of storage space for everyday items. The same stone effect vinyl floor covering as found in the kitchen continues throughout the utility room.

A door opens to a staircase leading down to the cellar, which has the benefit of electricity and light.





The grand staircase and decorative balustrade are made of beautifully exposed timber, and lead to the first of 3 landings, which provides access to the house WC and bathroom. A Velux window provides light to this area of the home and allows air to flow through in the warmer months.

The WC is nicely separated from the main bathroom, and includes a low-level WC, Savoy pedestal wash hand basin with traditional style taps and a monochrome tile effect vinyl floor covering. A large Jack and Jill linen cupboard is perfect for storing towels and bedding.

The house bathroom is generous in size and comprises a luxurious freestanding roll top slipper bath with traditional style taps, corner shower with waterfall showerhead, pedestal Savoy wash hand basin with traditional style taps, and a modern column radiator with inbuilt heated towel rail. A frosted dual aspect corner window allows for ventilation and light, as well as privacy, and a beautiful original fireplace adds character to this space. Access to the Jack and Jill linen cupboard is located just by the door, and partially tiled walls and the same monochrome tile effect vinyl floor covering complete the room.

Steps lead to landing two, and bedrooms 1 and 2.

Bedroom 1 is a very generous double room, facing the front elevation. A large box bay window overlooks the front of the property and allows natural light to enter the room. The exposed timber floors continue from the landing through the bedroom and coupled with the choice of

colours in the room, add a sense of warmth. A chimney breast sits central to the space, with alcoves either side, perfect for freestanding or fitted wardrobes, with plenty of space still for a large bed and other items of furniture.

Bedroom 2 is a further large double room, this time facing the side elevation. Benefiting from another of the breathtaking large bay windows as found in the dining room, and with what is believed to be an original fireplace sitting proud in the chimney breast. Fitted cupboards and shelving sit within the alcoves, yet with further space for a large bed and other items of freestanding furniture. Finished in neutral décor with a feature fireplace, and blue carpet.

Another staircase leads to the second-floor accommodation and landing 3, accessing bedrooms 3 and 4. Built in cupboards can be found within the staircase woodwork and on the landing, making excellent use of space for storage throughout this property. This mezzanine style landing really captures the attention of viewers, with its decorative woodwork and views from the curved ceiling down to landing 2.

Bedroom 3 is another generous room, which can accommodate a double bed if desired. Dual aspect windows allow for plenty of light, and eaves storage is perfect for this space. Currently used as an office, but has previously been used as a bedroom, and would be perfect for teenagers and guests alike.

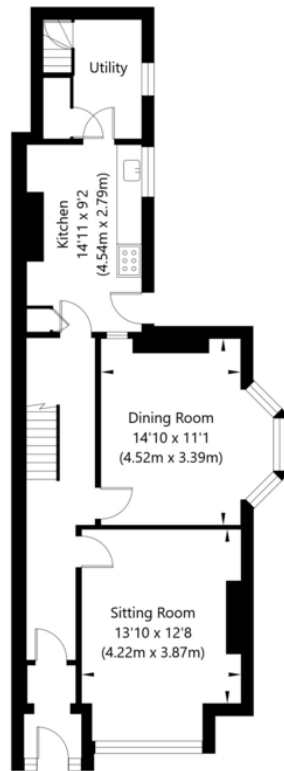
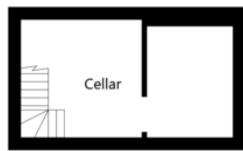
Bedroom 4 is a further excellent space, which is currently used as hobby room, but again has accommodated a double bed in the past. Eaves storage is accessed behind the built-in cupboard doors.

Both rooms on this floor are finished in neutral décor and have the same wonderfully exposed timber floors found throughout the property.

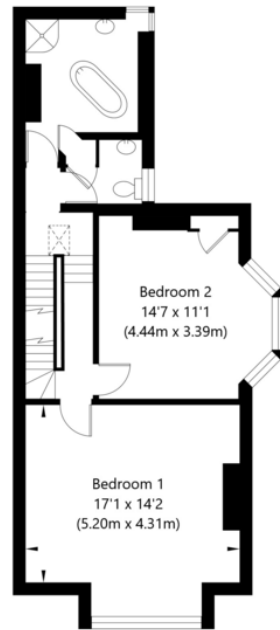
Externally, the property benefits from a front, side and rear space, elevated from the main path and road. The rear yard is a wonderful area for sitting in the warmer months, and a timber gate provides right of access for bins and recycling.

On-street parking is found on Bridge Road and other streets surrounding the Avenue.

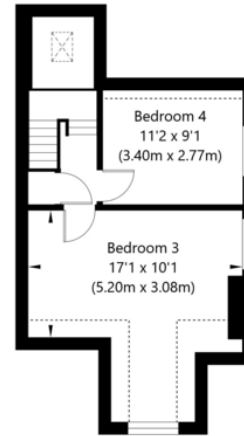
Boston Spa is a sought-after village situated only 3 miles south of Wetherby and in close proximity to Leeds, York and other main commuter towns and cities. It has a thriving high street full of independent boutiques, stores, cafes and eateries. There is a good range of local primary schools to choose from, as well as the 2023 Ofsted rated 'outstanding' Boston Spa Academy close by.



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 781 SQ FT / 72.53 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 682 SQ FT / 63.37 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 413 SQ FT / 38.4 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1876 SQ FT / 174.3 SQ M - (Excluding Cellar)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2023

### COUNCIL TAX BAND

Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

Leeds City Council

### DIRECTIONS

Entering Boston Spa along the A659 Wetherby Road from Tadcaster, merge onto the High Street. Continue along the High Street approaching the main hub of shops on your left. Passing Clifford Road on your left, and going just beyond Thai Chockdee, Pine Tree Avenue is located on the right hand side. Number 11 is situated at the end of the Avenue on the left hand side, approaching Bridge Road. On-street parking can be found either on the High Street or Bridge Road.

### Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

### OFFICE

Wishart Estate Agents  
Wilton House  
Station Road  
Tadcaster  
North Yorkshire

**T:** 01904 404558

**E:** info@wishartestateagents.co.uk

**W:** www.wishartestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

