



9 ROYAL TERRACE

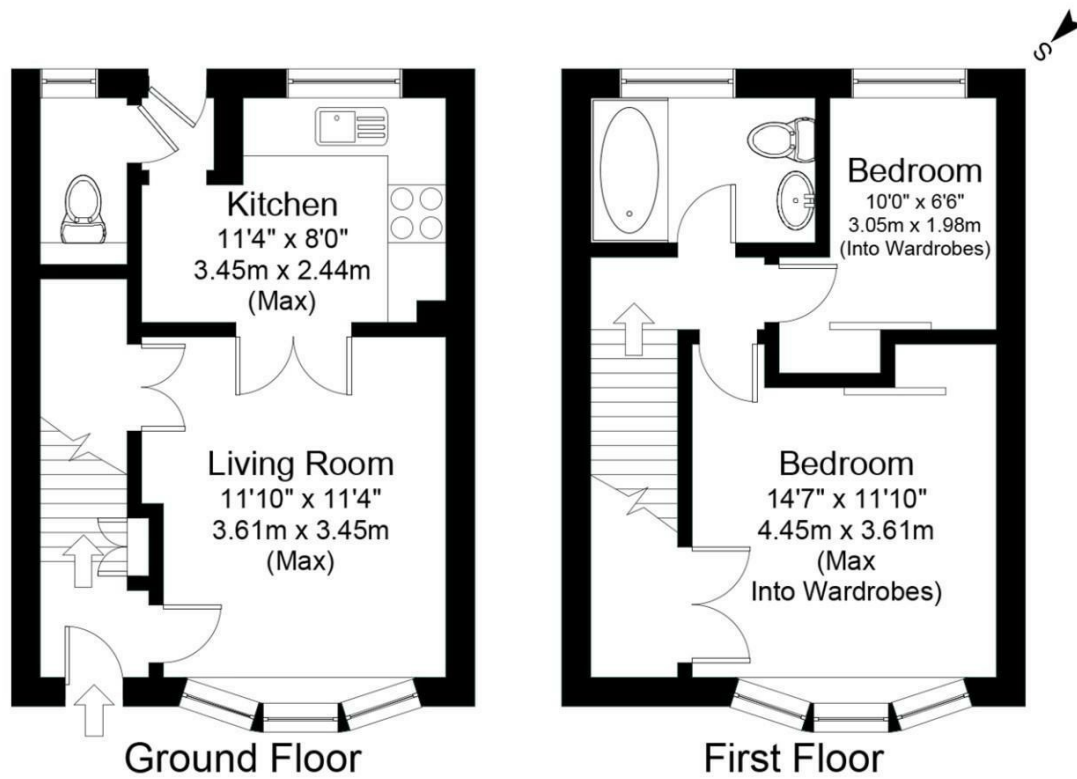
WETHERBY, LS23 6BS

£275,000
FREEHOLD

This stone, end-of-terrace property is located in the extremely popular village of Boston Spa, literally seconds off of the amenity rich High Street of Boston Spa. This could make the perfect home for a first-time buyer or downsizer, or equally a great investment opportunity situated in a highly-sought after location!

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Gross internal floor area (approx.): 55.7 sq m (600 sq ft)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

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