



14 Thwaite Road, Boston Spa, LS23 6FQ



Key Features

- A stunning semi detached home
- Open plan kitchen/dining room
- Separate study
- First floor living room with Juliette balcony
- Four bedrooms
- Two with ensuite shower rooms
- Modern house bathroom
- South facing landscaped garden
- Generous driveway and garage
- Fantastic position in the development



*A truly beautifully presented four bedroom semi-detached property,
with a south facing garden, in the heart of Boston Spa.*





This three storey four bedroom property has been beautifully maintained by the current owners and offers gas central heating and double glazing throughout and is set in an enviable position overlooking a communal green area.

To the ground floor is an open plan dining kitchen with double doors leading to the south facing enclosed garden. The kitchen is fitted with modern units, Quartz worktops and a range of integrated appliances including a Zanussi fridge/freezer, Zanussi double oven, gas hob, washing machine and dishwasher. An understairs cupboard offers space for a tumble dryer and additional storage. There is also a study and guest W.C.

To the first floor is a sitting room with double doors to a Juliette balcony and a recently installed feature media wall unit. To the front is a double bedroom with fitted wardrobes and an ensuite shower room. There is a storage cupboard which houses the hot water tank.

To the second floor are three bedrooms, one of which has fitted wardrobes and ensuite shower room, and the contemporary house bathroom. There is an additional storage cupboard which houses the boiler.

The rear garden has been carefully landscaped with a generous patio area, raised planting beds, a second seating area with gazebo and is fully enclosed. The property also benefits from a generous driveway and a single garage. There are two communal green areas and a playground. We have been advised by the vendor that there is a charge of £39 per month for the upkeep and maintenance of the communal areas.

Boston Spa is a popular vibrant Georgian village with a bustling high street where you'll find a great selection of restaurants, shops, bars, boutiques and grocery stores. There are lovely walks along the River Wharfe and there is good schooling within walking distance. The village is ideally placed to the A1 to appeal to commuters.

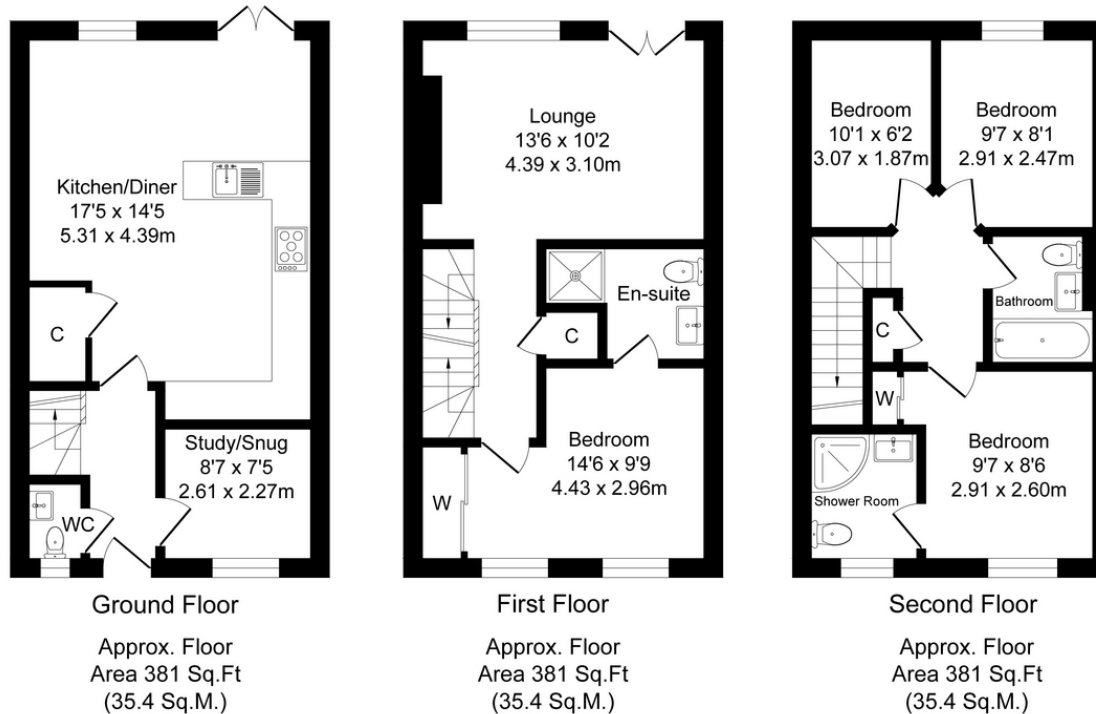
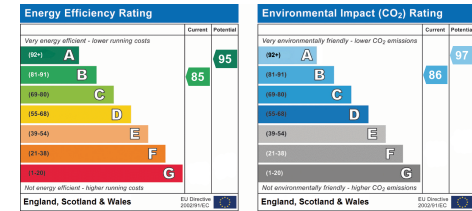
SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.



Thwaite Road, Boston Spa

Total Approx. Floor Area 1143 Sq.ft. (106.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Tenure Type: Freehold
Council Tax Band: E
Council Authority: Leeds City Council

