



York House Spilsby Road, Boston PE21 9NY

 william
h brown

welcome to

York House Spilsby Road, Boston

This property is a substantial four bedroom, detached period home, with four bedrooms, a contemporary bathroom, two reception rooms, and a fitted kitchen, it blends character and space. Set in a sought-after location near top-rated schools and transport links, this is an ideal family home





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Cloakroom

Sitting Room

15' x 13' (4.57m x 3.96m)

Lounge

17' 11" x 15' 2" (5.46m x 4.62m)

Snug

9' 3" x 15' 3" (2.82m x 4.65m)

Kitchen

9' 9" x 9' 11" (2.97m x 3.02m)

Utility Room

4' 7" x 8' 1" (1.40m x 2.46m)

Boot Room

Conservatory

13' 3" x 9' 10" (4.04m x 3.00m)

Bedroom 1

17' 2" x 11' 11" (5.23m x 3.63m)

Bedroom 2

8' x 13' 10" (2.44m x 4.22m)

Bedroom 3

9' 8" x 10' 6" (2.95m x 3.20m)

Bedroom 4

9' 11" x 11' 1" (3.02m x 3.38m)

Bathroom

Upstairs W/C

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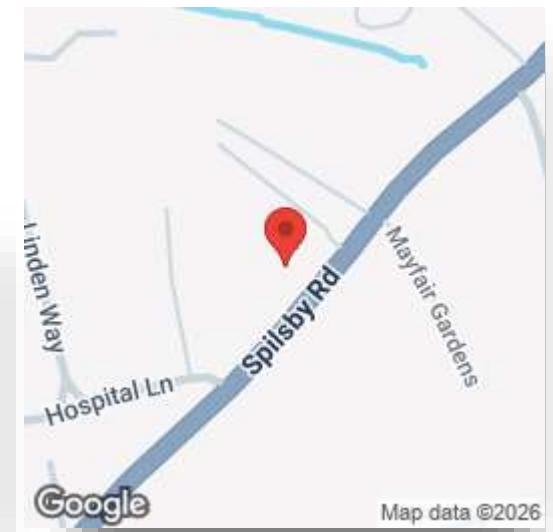
- GUIDE PRICE £435,000 - £450,000
- FOUR BEDROOMS DETACHED
- CLOSE TO LOCAL AMENITIES
- AMPLE OFF ROAD PARKING
- VIEWING IS ADVISED

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£435,000



view this property online williamhbrown.co.uk/Property/BWB115386

Please note the marker reflects the postcode not the actual property



Property Ref:

BWB115386 - 0004

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01205 351010



Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



williamhbrown.co.uk