



River View, Boston Spa, Boston Spa, LS23 6BA

- THREE BEDROOM DETACHED HOME
- RECENTLY REDECORATED
- BEAUTIFUL GARDEN
- WHITE GOODS INCLUDED
- EPC RATING C
- DOUBLE GARAGE
- MODERN BATHROOM
- STUNNING OUTLOOK OVER RIVER AND FIELDS
- COUNCIL TAX BAND G

£1,900 Per Month



River View, Boston Spa, Boston Spa, LS23 6BA - £1,900 Per Month

DESCRIPTION

Hunters is proud to bring to the lettings market this dream home! This beautifully refurbished 3-bedroom detached upside down house offers a perfect blend of modern living and picturesque surroundings.

Situated in a serene location, this property promises tranquillity and comfort for you and your family.

Upside Down Layout: Enjoy the unique layout design with bedrooms downstairs and living spaces upstairs, maximizing panoramic views.

on the first floor you will find Kitchen that is Fully equipped with modern appliances including an electric oven, electric hob, washing machine, and dishwasher, ensuring convenience in your daily routines.

Following on you will find a large L-Shaped Lounge: Relax in the spacious lounge area boasting panoramic views of the garden and river. Features include a wood burner, French doors opening onto a balcony, providing a perfect spot for morning coffees or evening relaxation.

You will also find a second reception room or dining room to the front of the property and a Convenient W/C with Basin and toilet, ensuring accessibility and comfort for guests.

On the Ground floor you will find the house Bathroom which has been recently refurbished and features a shower above the bath, basin, and W/C, maintaining a modern and sleek aesthetic.

On the ground floor you will also find two good sized double bedrooms and a single bedroom/office providing ample space.

The property also includes gardens front and back where you will Enjoy the tranquillity of the outdoors, the latter boasting direct access to the river through a gate.

The property also includes a double garage for security of your vehicles or utilise additional storage space this also features an electric door for added convenience.

Gas Combi Boiler: Efficient heating system ensuring warmth and comfort throughout the property.

This exceptional property is available now for those seeking a comfortable and stylish home in a peaceful setting. Don't miss out on the opportunity to make this house your new sanctuary!

To schedule a viewing or for further inquiries, please contact Chris.

Further to the above the property has great connections to local amenities and transport routes.

Energy Performance Certificate (EPC): Rated C

Council Tax Band: G

Rent: £1900 per month

Deposit: £2192.30

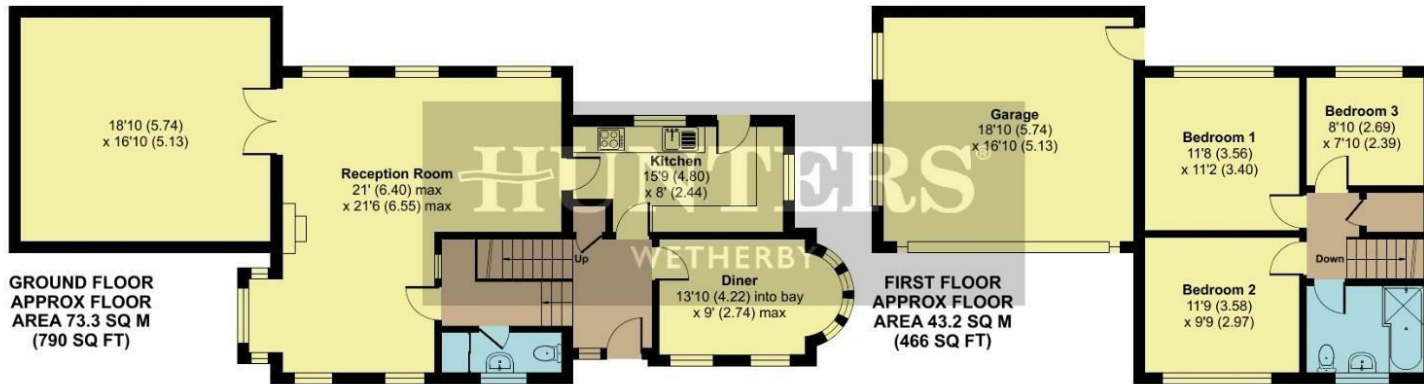




River View, Boston Spa, Wetherby, LS23

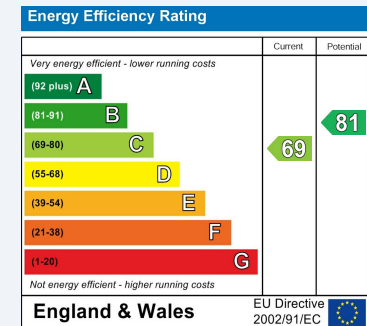
Approximate Area = 1890 sq ft / 175.5 sq m (includes garage)

For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1097819

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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