



High Street, , Boston Spa, LS23 6AJ

- A PERIOD STONE BUILT PROPERTY IN THE POPULAR VILLAGE LOCATION
- BREAKFAST KITCHEN WITH INTERGRATED APPLIANCES
- A WALLED COURTYARD WITH TWO STONE BUILT STORES
- LOUNGE AND SEPERATE DINNING ROOM WITH A SPACIOUS AND COSY FEEL
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND C / EPC RATING C

Asking Price £245,000



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DESCRIPTION

A charming two-bedroom terrace property within walking distance of the lively and vibrant amenities of 'Boston Spa' Village.

Hunters Wetherby are delighted to appoint this stunning mid terrace constructed of attractive stone facia under a slate roof, the layout and design of the property is very representative of many of the fine terraces built at that time on the edge of the of this extremely sought after village.

The property is offered in good condition throughout, however potential buyers have the opportunity to put their own stamp on this home.

Arranged over two floors, the ground floor accommodation consists of an entrance hallway which continues into a lounge and dining room. This tastefully decorated area is both spacious while maintaining a cosy feel and benefits from a feature fire place with marble insert and hearth, offering an attractive focal point. To the rear of the property is the kitchen with tiled flooring, a series of wall and base units, ceramic sink unit and integrated appliances including fridge freezer, washing machine, gas hob and electric oven the wall mounted ideal combi boiler was installed approximately 6 years ago.

Stairs from the dining room lead to the landing off which is the bathroom suite with decorative floor tiling, bath with shower over, WC and basin. The two well-proportioned double bedrooms.

Externally is a well-maintained walled courtyard with two brick-built stores with graveled and block paved, ideal for entertaining on a summer evening. Finishing the property is the cellar ideal for all of your storage needs.

In summary, a superb period property in a choice location which rarely comes available to market!

A must see!

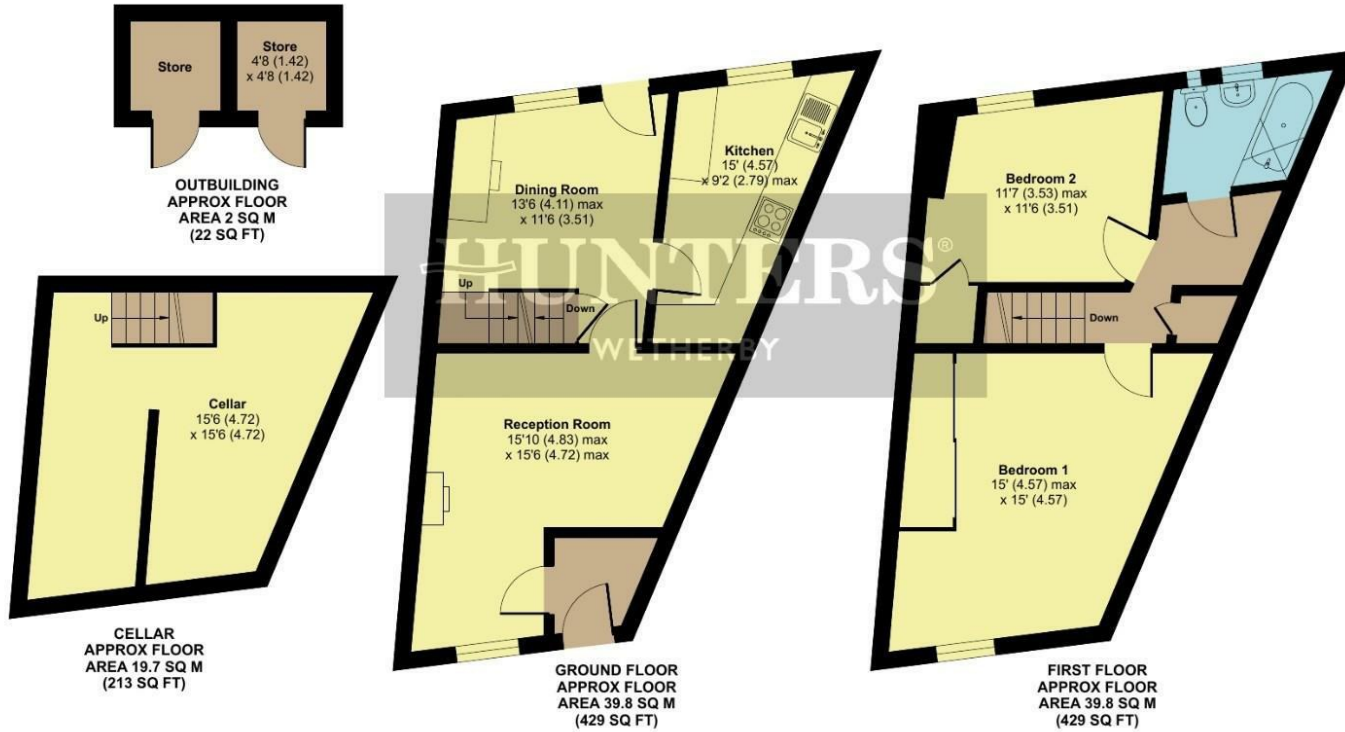




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Approximate Area = 1071 sq ft / 99.4 sq m (excludes store)
 Outbuilding = 22 sq ft / 2 sq m
 Total = 1093 sq ft / 101.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1124850

Viewings

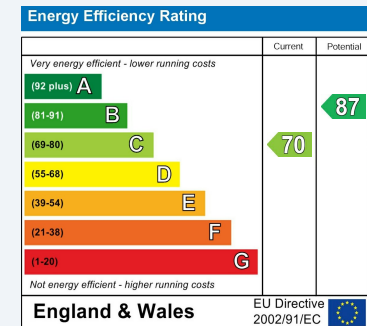
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



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