



Holly Road, Boston Spa, Wetherby, LS23 6NT

- THREE BEDROOM MID-TERRACE HOUSE
- SOLAR PANELS
- OWNED BY THE CURRENT OWNERS SINCE NEW
- CONSERVATORY
- OFFERED WITH NO ONWARD CHAIN
- EPC RATING - B / COUNCIL TAX BAND - B

Offers Over £260,000



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DESCRIPTION

Hunters Wetherby are proud to present this three bedroom mid-terrace property which is sure to appeal to a variety of purchasers.

This property is offered with no onward chain and in brief the property comprises an entrance porch, sitting room, conservatory and kitchen including integrated appliances such as oven, gas hob, fridge/freezer and washing machine.

There is a spacious living room with feature stone fireplace creating a focal point to the room. A conservatory completes the downstairs accommodation and is the perfect retreat for relaxation.

To the first floor is a large master bedroom, two further bedrooms and house shower room. The master bedroom is a spacious room benefitting from a built in cupboard. The house shower room features shower cube, low level w/c and vanity unit.

Outside the property offers a good size plot to the front and to the rear is an ideal private garden mostly graveled with 'Crazy Paved' pathway. The garden to the rear could easily be lawned subject to requirement with access down the side of the property.

Boston Spa is an idyllic village with a thriving community, located within Yorkshire's infamous 'Golden Triangle', offering a wide range of local amenities including cafe's, shops, pubs, delicatessens, restaurants including Spanish, Thai, Indian and Italian, medical centre, pharmacy, library and schools for all ages. For the commuter, the A1(M) is within striking distance providing ease of access to the region's motorway network. Leeds, York and Harrogate are also within easy reach, offering trains to the country's larger financial centres.

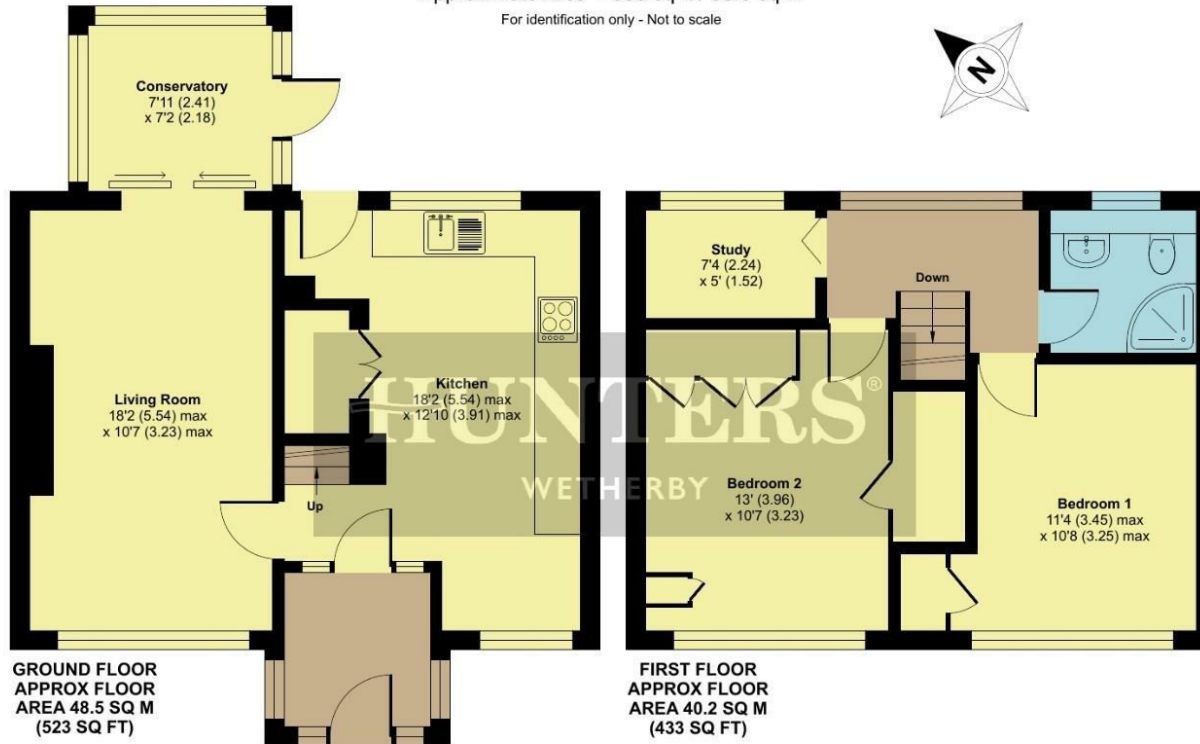
From our Wetherby office proceed South on Boston Road, taking the second exit at the roundabout signposted A168. Upon reaching the next roundabout take the first exit and at the third roundabout, take the second exit onto the A659 into Boston Spa. On entering the village drive past Clifford Moor Road on the right and take the turning right signposted Wickham Avenue and right again onto Holly Road where the property can be identified on the left by our 'For Sale' board.





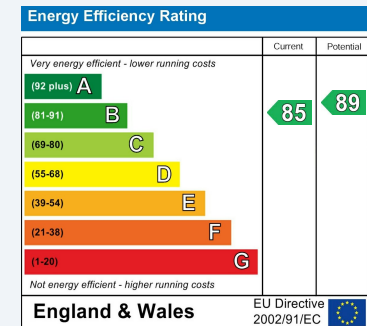
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Approximate Area = 956 sq ft / 88.8 sq m
For identification only - Not to scale



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). © nrichecom 2024. Produced for Hunters Property Group. REF: 1176976

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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