



Royal Terrace, Boston Spa, Wetherby, LS23 6BS

- TWO BEDROOM END OF TERRACE STONE BUILT HOUSE
- IN NEED OF COSMETIC UPDATING
- PERFECTLY LOCATED OFF BOSTON SPA HIGH STREET
- PERFECT FOR INVESTORS OR FIRST TIME BUYERS
- NO ONWARD CHAIN
- EPC RATING C / COUNCIL TAX BAND C

Offers Over £200,000



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DESCRIPTION

Hunters Wetherby are extremely pleased to bring to the market this stone built end of terrace house which is in the much sought after and ever popular village of Boston Spa. The property literally sits in the heart of the high street which is famous for its bars, restaurants, coffee shops, beauty salons, and independently run shops.

The property in brief comprises to the ground floor an entrance hallway, W/C, Storage cupboard, Lounge with double doors that lead into the kitchen which has a range of wall and base units, electric oven with gas hob and white goods which are included.

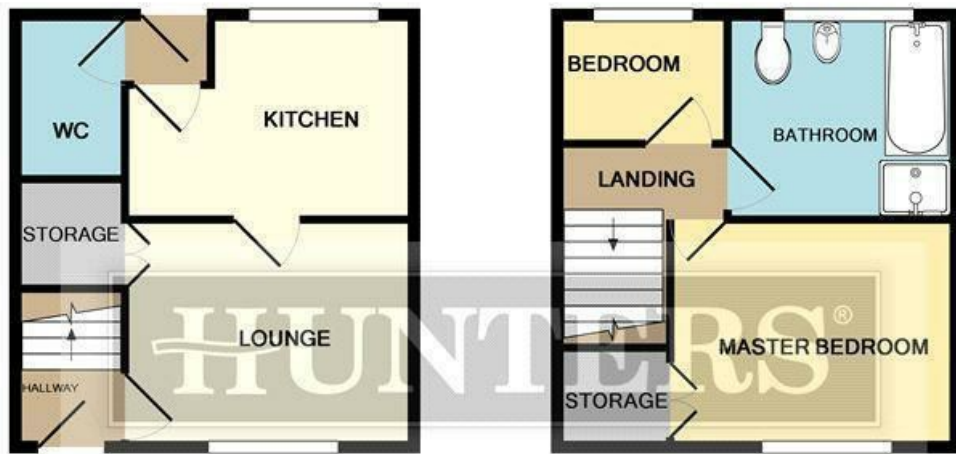
To the first floor there are two bedrooms the principal bedroom has the benefit of fitted storage and the second room which is a perfect study or nursery. The house bathroom is spacious and offers a four piece suite including a panelled bath, low level w/c, wash basin and separate shower cubicle.

To the rear there is a large open patio area that is shared with the neighbouring properties.

This property is offered with NO ONWARD CHAIN and whilst it would benefit from some cosmetic updating and refurbishment the potential to make this a beautiful home could easily be achieved. Ideal for first time buyers, investors or downsizers a viewing is recommended to see what is on offer.







GROUND FLOOR
APPROX. FLOOR
AREA 261 SQ.FT.
(24.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 261 SQ.FT.
(24.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 522 SQ.FT. (48.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.