



Chestnut Grove, , Boston Spa, LS23 6NS

- SEMI-DETACHED TWO BEDROOM
- RECENTLY INSTALLED KITCHEN
- EPC RATING C
- NEWLEY DECORATED THROUGHOUT
- GARAGE WITH DRIVE ACCESS
- COUNCIL TAX BAND B

£1,000 Per Month



Chestnut Grove, , Boston Spa, LS23 6NS

DESCRIPTION

Hunters Wetherby is proud to bring to the rental market this delightful two bedroom semi-detached property in the sought after area of Boston spa.

The property consists of a large lounge, newly fitted kitchen, utility, WC, Family bathroom and two large double bedrooms.

Spacious Lounge: A large, bright lounge area that welcomes you with an abundance of natural light, thanks to a large patio door at the rear and a wide window at the front.

Modern Kitchen & Utility Room: Newly fitted kitchen with sleek finishes, accompanied by a separate utility room for extra convenience.

Convenient Downstairs WC: Handy downstairs WC for guests.

Two Double Bedrooms: Two generous double bedrooms on the second floor, including a large bedroom and a smaller double.

Updated Family Bathroom: Freshly renovated bathroom with a shower over the bath, WC, and basin.

Ample Parking & Garage: A spacious stoned driveway with room for several cars, a single garage/workshop, and additional storage space.

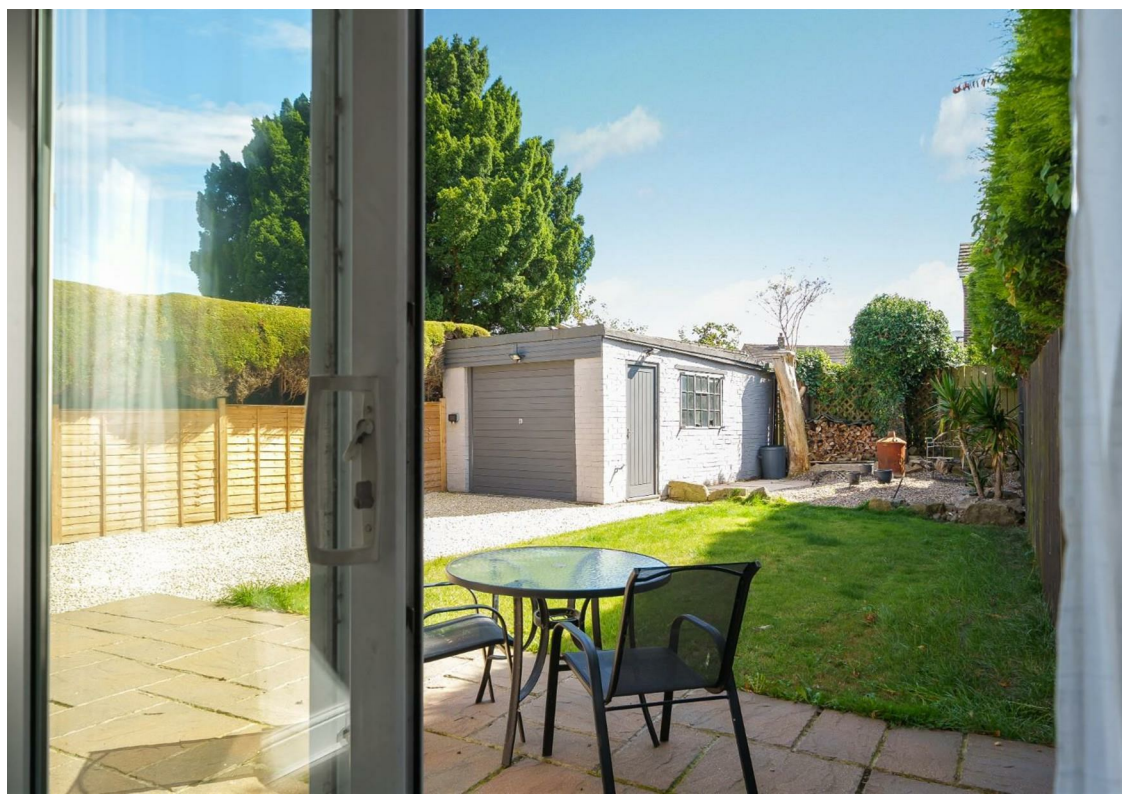
Gardens: A well-maintained grassed garden area to both the front and back, ideal for outdoor relaxation and entertaining.

Excellent transport links to major roads, making commutes to Leeds, York, and beyond a breeze. The charming village of Boston Spa is just a stone's throw away, offering a fantastic range of shops, cafes, and local amenities for all your needs.

Rent; £1000.00

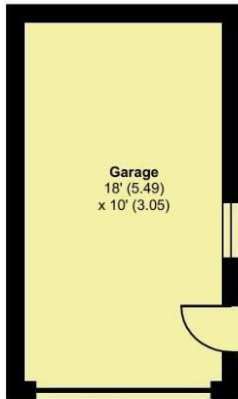
Deposit; £1,153.84





Chestnut Grove, Boston Spa, Wetherby, LS23

Approximate Area = 814 sq ft / 75.6 sq m
 Garage = 180 sq ft / 16.7 sq m
 Total = 994 sq ft / 92.3 sq m
 For identification only - Not to scale

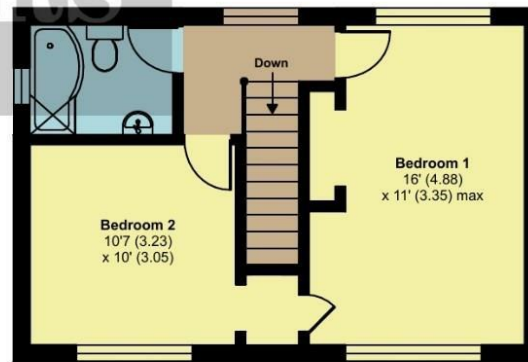


Garage
 18' (5.49)
 x 10' (3.05)

GARAGE
 APPROX FLOOR
 AREA 16.7 SQ M
 (180 SQ FT)



GROUND FLOOR
 APPROX FLOOR
 AREA 38.7 SQ M
 (417 SQ FT)



FIRST FLOOR
 APPROX FLOOR
 AREA 36.9 SQ M
 (397 SQ FT)



 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: 1179881

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			
(81-91) B			
(69-80) C			84
(55-68) D		69	
(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.



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