

## Thorp Drive, Wetherby, LS23 6FT

- DETACHED FOUR BEDROOM HOUSE
- KITCHEN/DINING AREA
- OFFERED WITH NO ONWARD CHAIN

- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF STREET PARKING & GARAGE
- COUNCIL TAX BAND - F/ EPC RATING - A

**Asking Price £595,000**

**Council Tax: F**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**

# Thorp Drive, Wetherby, LS23 6FT

## DESCRIPTION

Introducing the PERFECT family home. Hunters Wetherby are proud to present this immaculate four bedroom detached house which is in show home condition situated in the highly-sought after village of Boston Spa!

The ground floor comprises of a spacious entrance hallway, study, lounge, downstairs w/c and kitchen diner. The kitchen which is fitted with a range of modern wall and base units, includes integrated Zanussi, AEG and Simens appliances such as electric oven, electric hob, dishwasher and fridge freezer. The kitchen also benefits from an adjoining utility room with space for washing/ drying machine.

The lounge is a spacious yet cosy room, perfect for relaxing or hosting friends and family with patio doors onto the rear garden creating indoor outdoor living. The study is a perfect space for an office when working from home or even a small cosy snug area.

To the first floor, this wonderful home benefits from views over the communal green area. Accommodating four spacious bedrooms, the impressive master bedroom has the added benefit of fitted wardrobes. The master also benefits from an en-suite with walk in shower.

Finishing the first floor is the modern house bathroom benefitting from separate shower and bath, wash hand basin and low level w/c.

Externally, this simply stunning property benefits from curb appeal with ample off street parking and garage. To the rear is a beautifully maintained garden featuring, an extended patio area perfect for a seating area on autumn nights.

Boston Spa is known for its wide array of local amenities, including independent eateries, coffee shops, beauty salons, and trendy bars. The area offers excellent connectivity to nearby cities such as York, Wetherby, and Leeds, as well as convenient access to the national motorway network. Additionally, Boston Spa offers the Ofsted outstanding rated Boston Spa Academy.

To arrange your viewing of this fabulous home, call Hunters Wetherby on 01937 588228.





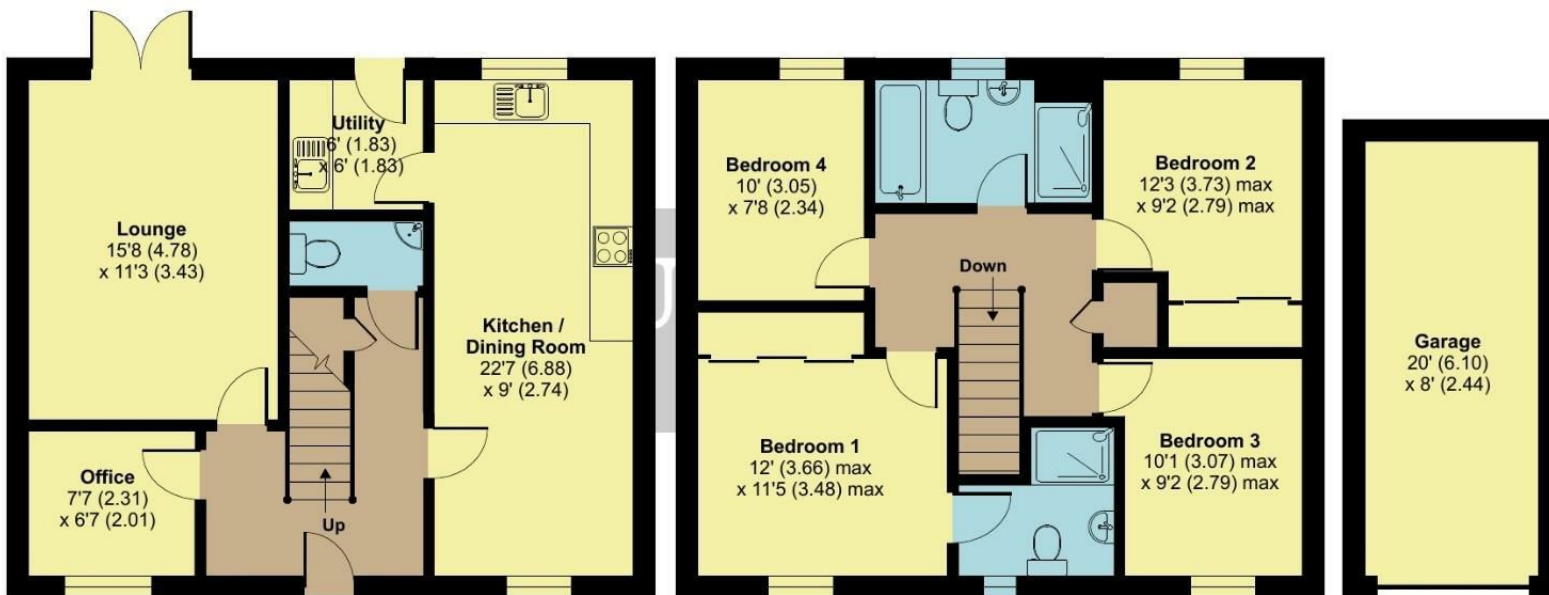
# Thorp Drive, Boston Spa, Wetherby, LS23

Approximate Area = 1270 sq ft / 117.9 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1430 sq ft / 132.8 sq m

For identification only - Not to scale

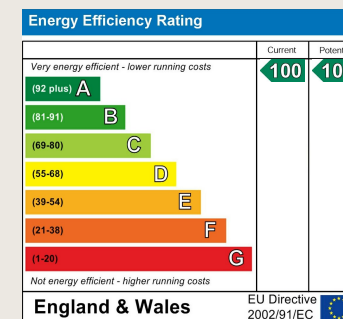


**GROUND FLOOR  
APPROX FLOOR  
AREA 58.9 SQ M  
(635 SQ FT)**

**FIRST FLOOR  
APPROX FLOOR  
AREA 58.9 SQ M  
(635 SQ FT)**

## 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). © ntechcom 2024. Produced for Hunters Property Group. REF: 1184535

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