



Church Street, , Boston Spa, LS23 6DN

- TWO BEDROOM MID TERRACE HOUSE
- EXPOSED STONE FIREPLACE
- OFFERED WITH NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED
- GENEROUS GARDEN
- EPC RATING C / COUNCIL TAX BAND - D

Offers Over £280,000



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DESCRIPTION

Welcome to this beautiful two-bedroom mid-terrace stone-built house, nestled in the highly desirable area of Boston Spa. This delightful property has been updated in the recent years and boasts a rich history and character that is sure to appeal to those seeking a home with unique charm.

On entering the property you are greeted by the welcoming lounge that immediately draws you in with its stunning exposed stone fireplace, serving as a captivating focal point for the space.

The open plan kitchen diner serves as the heart of the home equipped with a range of fitted wall and base units, complemented by integral appliances such as a gas hob, electric oven, and dishwasher, making it ideal for both cooking and entertaining. The patio doors that lead from the kitchen diner to the rear garden allow natural light to flood the space.

To the first floor, you will find two bedrooms, providing ample space for rest. The recently updated bathroom is equipped with a shower over the bath, a low-level W.C., and a wash hand basin, ensuring both functionality and modern appeal.

Externally, the garden to the rear is mainly laid to lawn. It offers a serene outdoor space perfect for enjoying sunny afternoons. The patio and decking areas provide excellent opportunities for al fresco dining or simply unwinding in the fresh air, making it a wonderful spot for gatherings with friends and family.

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.



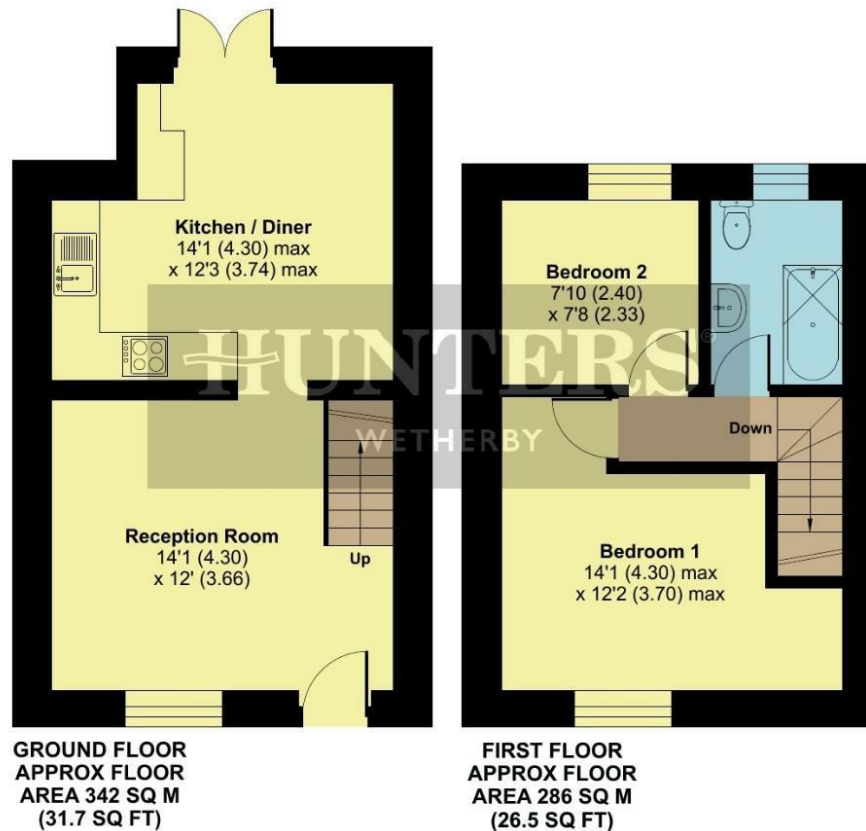




Church Street, Boston Spa, Wetherby, LS23

Approximate Area = 628 sq ft / 58.3 sq m

For identification only - Not to scale



 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hunters Property Group. REF: 1244653

Viewings

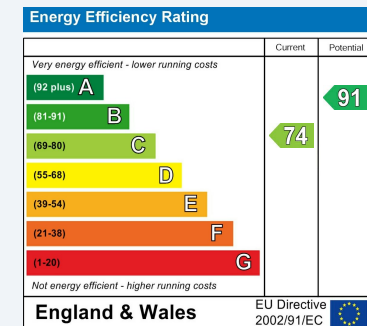
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com <https://www.hunters.com>

