



TENURE
Freehold.

COUNCIL TAX
Band B (from internet enquiry).

SERVICES
We understand mains water, electricity, gas central heating and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

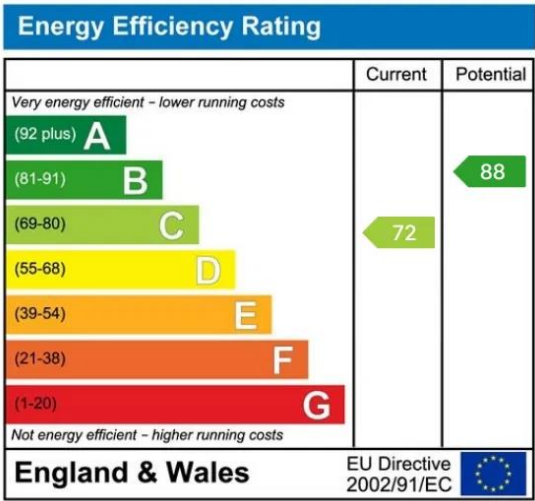
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared May 2025



Boston Spa ~ 33 West End, LS23 6EN

A much improved and extended 2 bedroom semi-detached bungalow with generous sized enclosed gardens and useful outbuildings. No Onward Chain

- Refitted kitchen and modern stylish bathroom
- Lounge with bifold patio doors
- 2 good sized bedrooms
- Modern matching bedroom furniture available included in the price
- Double glazed, gas centrally heated and insulated
- Pleasant cul de sac location
- South facing garden with decking and patio areas ideal for outdoor entertaining

£285,000 PRICE REGION



MISREPRESENTATION ACT

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Property Description

Located on the edge of the popular village of Boston Spa, this modernised 2-bedroom semi-detached bungalow offers a practical and stylish living space. Recently updated throughout, it's the perfect home for those looking for something ready to move into.

The spacious lounge features bifold doors to the front. The refitted kitchen is modern and functional, designed for everyday use and convenience. The bathroom has been upgraded to include a contemporary 4-piece suite, offering both style and practicality.

Both bedrooms come with free standing wardrobes one with matching draws and bed frame. providing plenty of storage while maintaining a clean, organised feel.

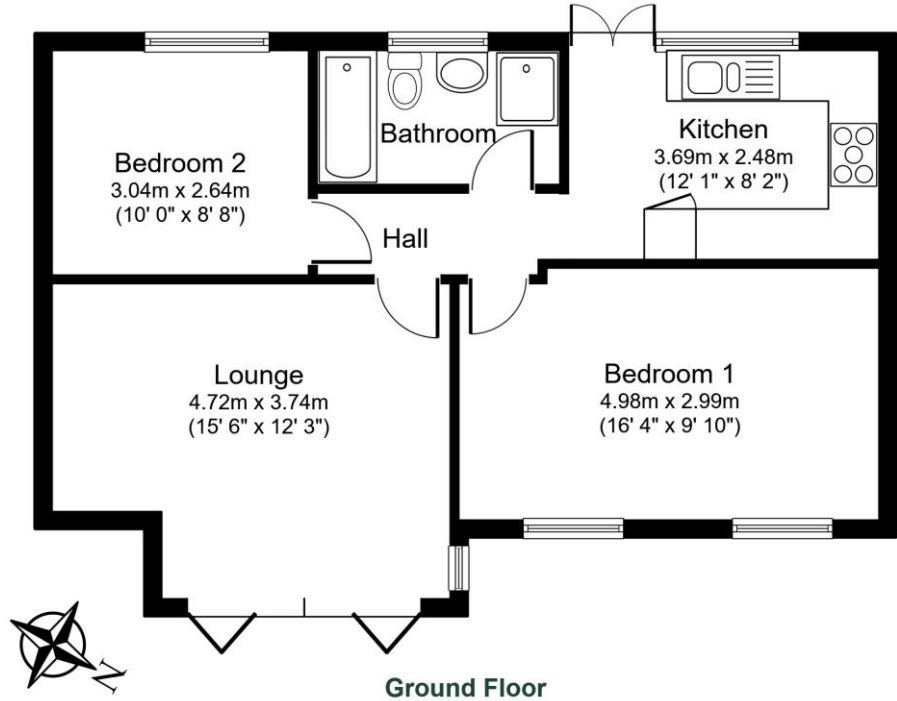
A retractable ladder in bedroom two gives access to the loft where the boiler is also situated.

Outside, the south-facing garden offers a peaceful retreat, complete with a summer house and two sheds for additional storage. There's also an outbuilding/store that adds extra versatility to the property. lawn and decking and Indian stone patio provides the ideal space for play and outdoor entertaining. There is off road parking to the front.

The property benefits from replacement double glazing, Gas central heating and cavity insulation for maximum heat retention.

With a quiet location on the edge of the village, this bungalow offers easy access to all the amenities of Boston Spa while enjoying a more peaceful, semi-rural setting. Available with no onward chain

The vendors are willing to include a number of items including bedroom furniture, floor coverings and window blinds, Dyson cyclone V10 cleaner and safe.



NOT TO SCALE For layout guidance only
Total floor area 65 sq.m. (699 sq.ft.) Approx

