



## Moor Side, , Boston Spa, Wetherby, LS23 6PD

- THREE BEDROOM DETACHED BUNGALOW
- BEAUTIFUL VIEWS TO THE REAR
- GARAGE
- NEW KITCHEN AND SHOWER ROOM
- SOUGHT AFTER LOCATION
- EPC - D / COUNCIL TAX - D

Offers Over £365,000

**HUNTERS®**

HERE TO GET *you* THERE

# Moor Side, , Boston Spa, Wetherby, LS23 6PD

## DESCRIPTION

Hunters Wetherby are proud to present to the market this three bedroom detached bungalow in the highly sought-after village of Boston Spa, with beautiful countryside views.

On entering the property you are welcomed into the entrance hallway. The property comprises of kitchen/ dining room, lounge, three bedrooms and house bathroom.

The lounge is accessed via double doors and is a lovely space with a large bay window allowing ample natural light to flood the room.

The recently refurbished kitchen is fitted with a range of cupboard space with a free standing cooker, fridge freezer and a washing machine. The dining area is enhanced by a large window that frames picturesque views of the rear garden and the surrounding fields. A welsh dresser is included which has cupboard lighting.

There are three bedrooms, two of which are doubles and one single. Bedroom one sits at the front of the property and benefits from sliding mirror built in wardrobes.

Completing the inside of the property is the shower room, which has also been recently refurbished which consists of shower cubicle, low level w/c and wash hand basin.

Externally, to the front of the property is a well-kept front garden, complete with a lawned area bordered by hedges. The driveway offers ample off-street parking, leading to a single garage.

The rear garden is beautifully maintained and predominantly laid to lawn. This outdoor space not only offers a wonderful area for children to play or for hosting gatherings but also boasts stunning views over the fields beyond, creating a serene backdrop for your daily life.

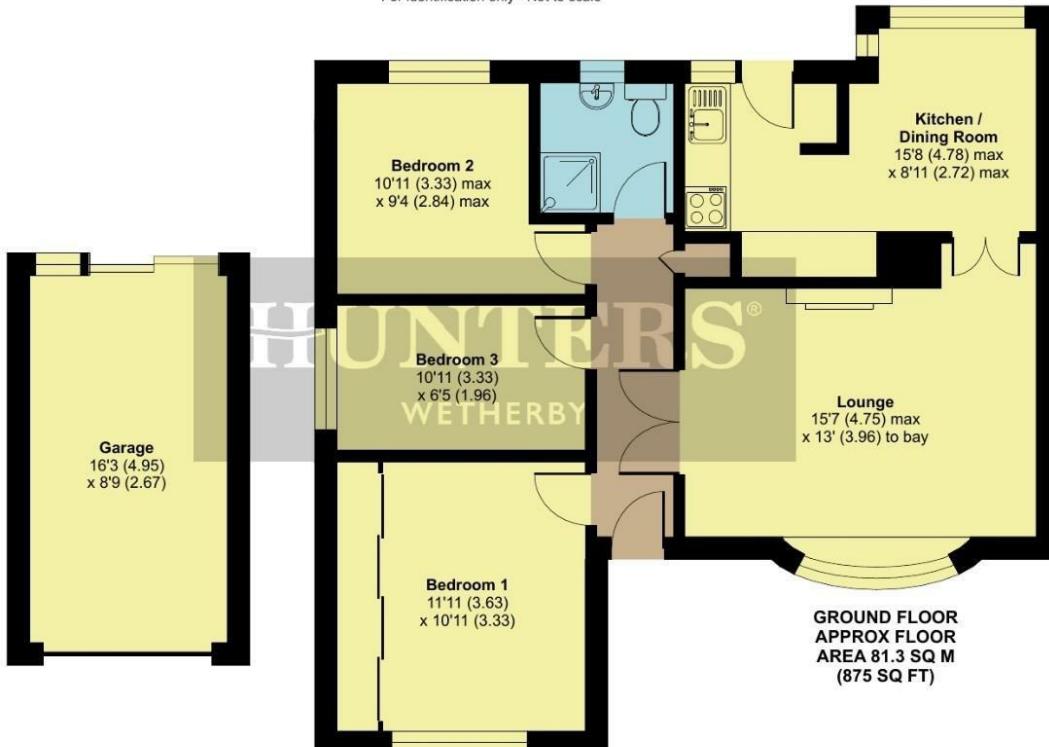




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Approximate Area = 733 sq ft / 68.1 sq m  
Garage = 142 sq ft / 13.2 sq m  
Total = 875 sq ft / 81.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Hunters Property Group. REF: 1326566

## Viewings

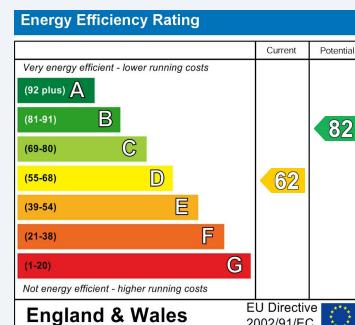
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



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