



Grove Road, Boston Spa

- TWO BEDROOM TERRACED HOUSE
- CLOSE TO LOCAL AMENITIES
- SCOPE FOR MODERNISATION

- HIGHLY SOUGHT AFTER VILLAGE OF BOSTON SPA
- LOW MAINTENANCE COURTYARD
- EPC RATING - D / COUNCIL TAX - B

Offers Over £195,000

Tenure: Freehold

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Grove Road, Boston Spa

DESCRIPTION

Hunters Wetherby are proud to present to the market this two bedroom terraced house in the highly sought-after village of Boston Spa, ideal for first time buyers or investors looking to put their own stamp on a property.

Upon entering the house you are welcomed into living room, which is full of natural light from the large window which faces out towards the the front of the property.

Continuing on from the living room is the kitchen, which features a range of wall and base units, with space for kitchen appliances such as a washing machine, fridge freezer and dishwasher. The kitchen benefits from an integrated oven and gas hob, a compact breakfast bar, a one and a half stainless steel sink unit which sits below a window overlooking the rear garden, as well as a back door which provides garden access.

The landing leads to the two bedrooms and house bathroom, and also provides access to the loft. Both bedrooms are enhanced by large windows which provide great natural light into the property. The main bedroom is a sizeable double, with the second bedroom being a well sized single.

The house bathroom is comprised of a three piece suite, including a shower cubicle, low level wc, hand wash basin on a vanity unit as well as some integrated storage.

To the rear of the property, there is a low maintenance courtyard with wooden decking and a beautiful stone wall to the rear boundary which really adds to this property's unique character. A side gate gives access to the front of the property.



