



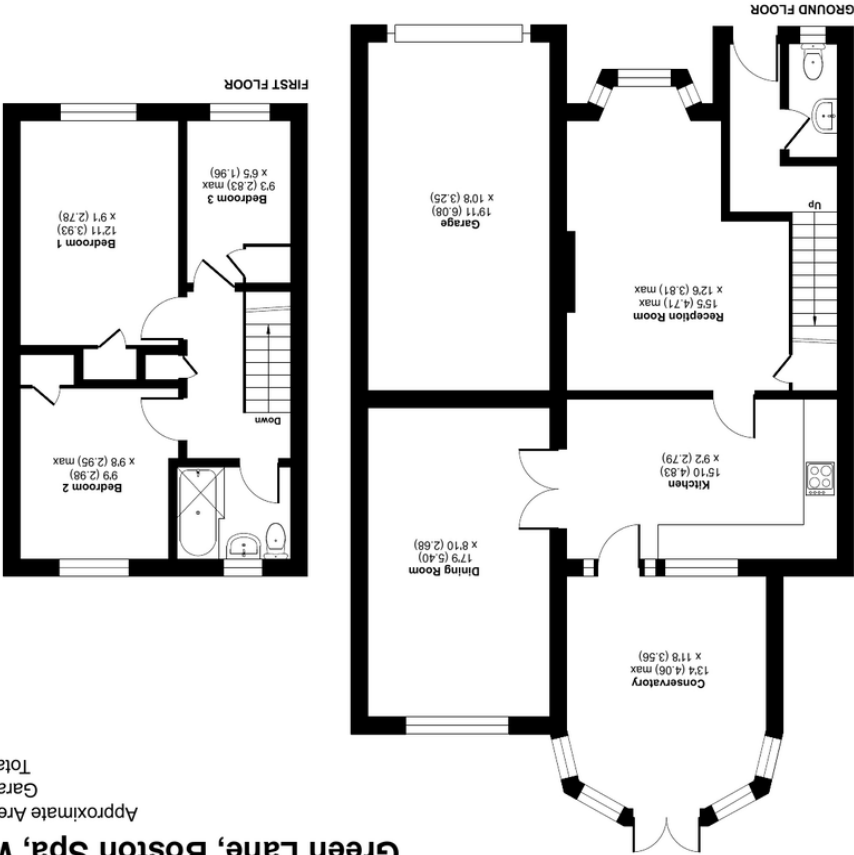
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © rchecom 2026. Produced for Thomlinsons, REF: 1477954



Approximate Area = 1197 sq ft / 111.2 sq m  
Garage = 213 sq ft / 19.7 sq m  
Total = 1410 sq ft / 130.9 sq m

For identification only - Not to scale

**Green Lane, Boston Spa, Wetherby, LS23**



9 Green Lane, Boston Spa



# Guide Price £395,000

## 9 Green Lane, Boston Spa, Wetherby, LS23 6AZ

A spacious stone-built end terrace house occupying a generous plot, situated in a quiet location on the edge of the highly sought-after village of Boston Spa. Offering well-proportioned accommodation throughout, the property benefits from attractive mature gardens, an attached single garage and off-

A spacious stone-built end terrace house occupying a generous plot, situated in a quiet location on the edge of the highly sought-after village of Boston Spa. Offering well-proportioned accommodation throughout, the property benefits from attractive mature gardens, an attached single garage and off-street parking.

The accommodation briefly comprises an entrance hall with cloakroom/WC, living room, dining kitchen with conservatory off, additional lounge/dining room, three bedrooms and a family bathroom.

### Location

The highly regarded village of Boston Spa lies approximately three miles south of Wetherby and around one mile east of Junction 45 of the A1(M), providing excellent commuter links. The village offers a wide range of local amenities including highly regarded schools, recreational facilities and everyday shopping. More extensive amenities are available in Wetherby, whilst the centres of Leeds and York are both within approximately 15 miles.

### Accommodation

#### Ground Floor:-

Welcoming entrance hall with laminate flooring and access to a useful doakroom comprising wash hand basin, low flush WC and heated towel rail.

#### Living Room

A spacious reception room featuring a bay window to the front elevation, electric fire set within a painted surround with marble inset and hearth, understairs storage cupboard, television aerial point and telephone point.

#### Dining Kitchen

Fitted with a range of wall and base units incorporating work surfaces, single drainer stainless steel sink unit, gas hob with oven beneath and plumbing for a washing machine. Double doors lead through to the lounge/dining room.

#### Lounge/Dining Room

A versatile reception space providing additional living and dining accommodation.

#### Conservatory

Situated off the kitchen, the conservatory enjoys views over the rear garden and benefits from a television aerial point and double doors opening onto the patio and garden.

#### First Floor

**Bedroom One** a double room with built-in wall cupboard.

**Bedroom Two** - a double room with built-in storage cupboard.



**Bed room Three** - with wall cupboard

**Family Bathroom** - Part tiled and fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin, low flush WC and heated towel rail.

#### Outside

The property stands within attractive mature gardens to the front and enjoys off-street parking leading to an attached single garage with up-and-over door. A pathway to the side of the property provides access to the enclosed rear garden, which features a patio seating area and offers an excellent space for outdoor entertaining and family enjoyment.



**COUNCIL TAX BAND D**