







Hall Close, Boston Spa, Wetherby, LS23 6DA

- THREE-BEDROOM FAMILY HOME IN A FANTASTIC CUL-DE-SAC LOCATION
- SPACIOUS & VERSATILE LIVING ACCOMMODATION WITH TWO ADDITIONAL RECEPTION ROOMS
- GENEROUS REAR GARDEN WITH PATIO, SUMMER HOUSE & THREE SHEDS
- PRIVATE GATED DRIVEWAY WITH PARKING FOR UP TO THREE CARS
- CONVERTED LOFT SPACE OFFERING FURTHER VERSATILE ACCOMMODATION
- EPC - D / COUNCIL TAX - D

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£425,000

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DESCRIPTION

Situated in a fantastic cul-de-sac in the highly sought-after village of Boston Spa, this spacious three-bedroom house offers generous and versatile accommodation, a private gated driveway with parking for up to three cars, and a fantastic rear garden. Ideally positioned just moments from the popular Boston Spa High Street, the property enjoys an excellent location close to a wide range of shops, cafés, restaurants and local amenities.

The property is approached via a gated driveway providing parking for up to three cars. The front garden is attractively landscaped with decorative stone, established planting and a number of mature plants, creating a welcoming first impression.

Upon entering the property, the impressive entrance hallway immediately provides a sense of space, with large windows allowing plenty of natural light to flood through. There is also a useful large storage cupboard, ideal for coats, shoes and everyday essentials, together with a convenient downstairs WC fitted with a heated towel rail.

To the left of the hallway is the spacious living room, which provides an excellent principal reception space. The room benefits from a feature fireplace, generous proportions and windows to both the front and rear, creating a bright and welcoming room with plenty of space for a variety of furniture arrangements.

The kitchen is also particularly generous in size, offering a good range of base units and ample worktop space, together with room for a number of freestanding appliances. The kitchen provides excellent scope for both everyday family life and entertaining.

A step down from the kitchen leads into the converted garage, which has been cleverly divided to create two additional reception areas. The first provides a useful secondary reception space with direct access out to the garden, while the second is another generous living area, offering a versatile space to relax and unwind. This flexible accommodation could be adapted to suit a range of needs, including a family room, playroom, home office or additional entertaining space.

To the first floor, the landing benefits from two windows which allow an abundance of natural light into the space. There is also a useful airing cupboard housing the property's combi boiler.

The principal bedroom is a fantastic-sized double bedroom with ample room for a large bed and additional furniture, together with a window overlooking the front of the property.

The second bedroom is another well-proportioned double room and benefits from access to the converted loft space. The loft is accessed via a set of ladders and provides a highly versatile additional area which could be used as a further bedroom, home office, hobby room or additional living space, subject to any necessary permissions.

The third bedroom is a smaller double bedroom and is currently arranged with a single bed and desk. This versatile room would make an ideal nursery, home office or occasional guest bedroom.

The family bathroom is a good size and comprises a WC, wash hand basin, bath and separate shower cubicle, together with a heated towel rail.

Externally, the rear garden is a particular highlight of the property and offers a fantastic amount of space. The garden combines areas of both natural and artificial lawn with a generous patio area, providing an excellent setting for outdoor entertaining and enjoying a seamless blend of indoor and outdoor living. There are also three useful sheds and a small summer house, providing excellent additional storage and versatile outdoor space.

Overall, this is a spacious and highly versatile family home in a fantastic position within the popular village of Boston Spa, offering excellent access to the High Street, generous reception accommodation, three bedrooms, additional loft space, ample parking and a superb rear garden.







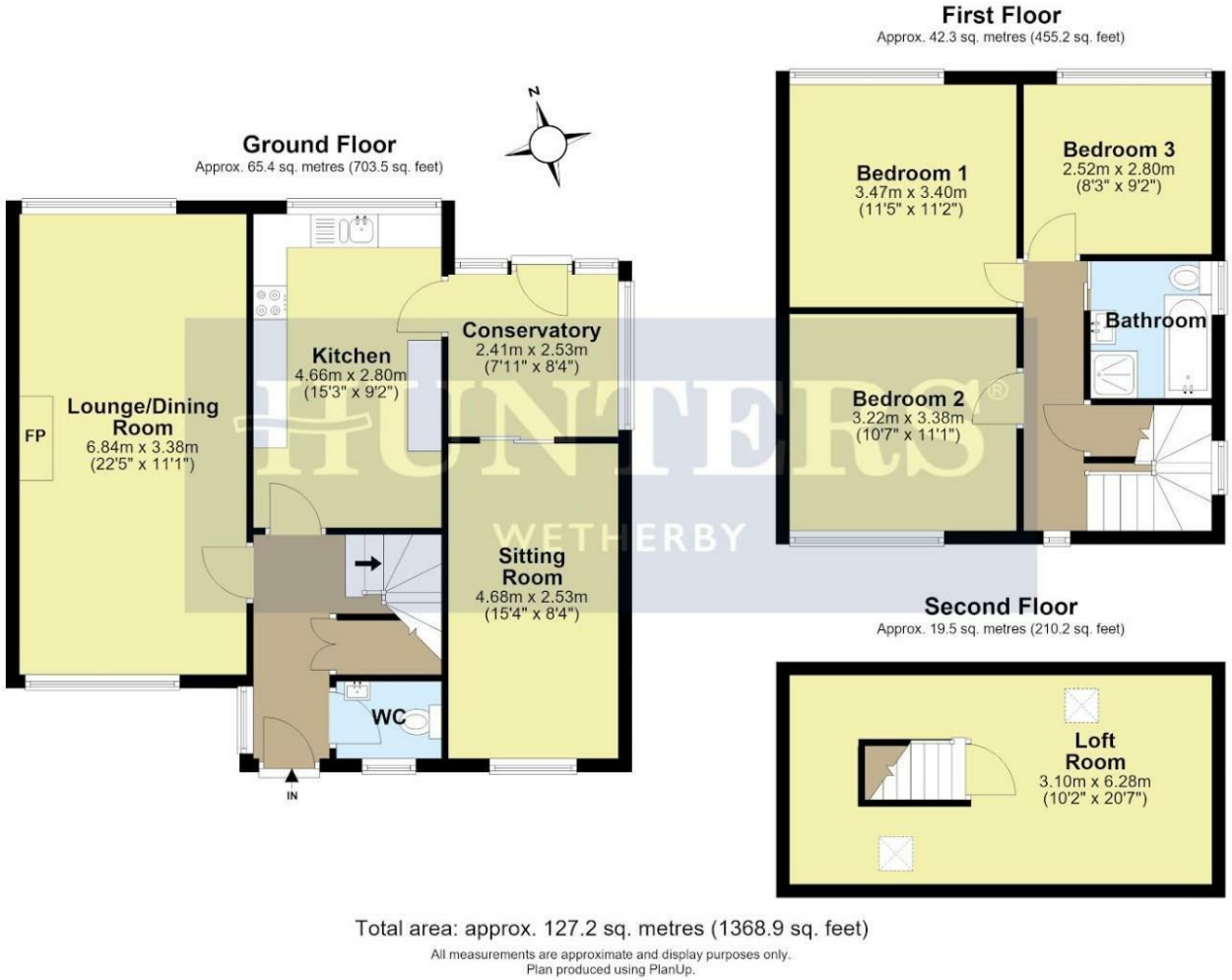












Total area: approx. 127.2 sq. metres (1368.9 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewings

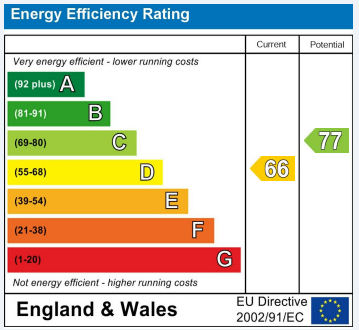
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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The Property Ombudsman

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