







Grove Road, Boston Spa, LS23 6AP

- Two Bedroom Semi Detatched House
- Open Plan Living
- Council Tax Band C
- Modern Bathroom
- EPC - D
- Close to Amenities and Transport Links.

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HERE TO GET *you* THERE

£1,300 Per Month

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DESCRIPTION

Welcome to this delightful 2-bedroom semi-detached home located in the charming area of Boston Spa. Perfectly blending modern amenities with cosy living spaces, this property offers comfort and convenience for a variety of tenants.

As you step into the property, you'll be greeted by an open plan lounge and kitchen area, designed for contemporary living. The kitchen is equipped with modern appliances including an electric oven, hob and dishwasher, making meal preparation a joy. The open plan layout provides a spacious and airy feel, ideal for both relaxing and entertaining.

Upstairs, you will find two double bedrooms, each offering ample space for restful nights and storage. The house bathroom is fitted with a large modern shower, WC and basin, featuring sleek fixtures to ensure a comfortable and stylish environment.

Outside, the property boasts a small front area adorned with shrubs, adding a touch of greenery to your entrance. The rear garden is pebbled for easy maintenance and includes a shed, perfect for additional storage or garden tools. This outdoor space is ideal for enjoying the fresh air or having you morning coffee.

Situated in the desirable Boston Spa, this home is close to local shops, cafes, and amenities, offering a vibrant and convenient lifestyle. Excellent transport links ensure easy commuting to nearby areas, making it an ideal location for professionals and families alike.











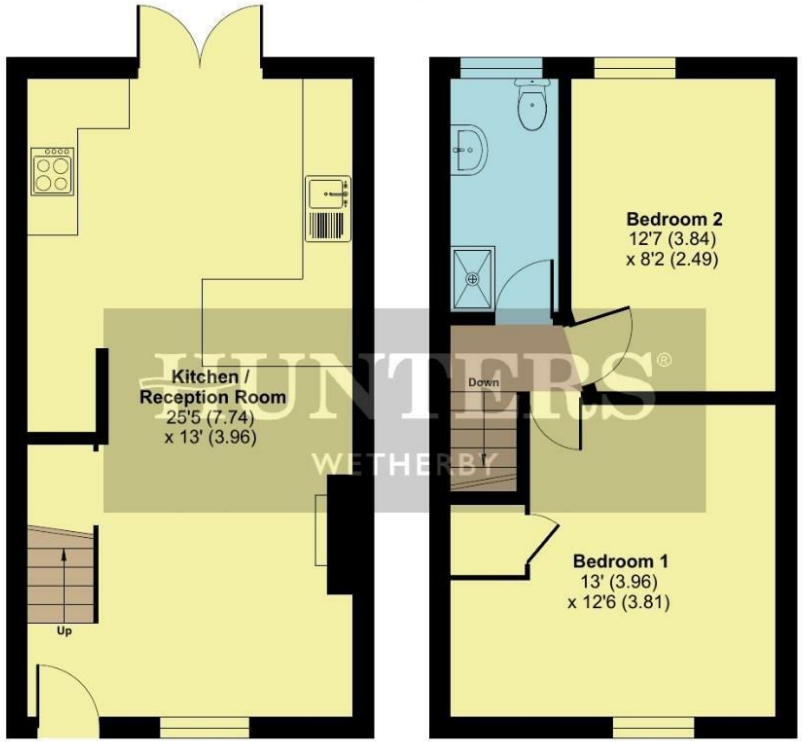




Grove Road, Boston Spa, Wetherby, LS23

Approximate Area = 664 sq ft / 61.6 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 30.8 SQ M
(332 SQ FT)

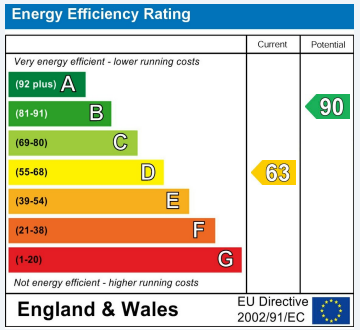
FIRST FLOOR
APPROX FLOOR
AREA 30.8 SQ M
(332 SQ FT)

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1139432

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.

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.

The Property Ombudsman

5a Market Place Wetherby,
Tel: 01937 588228 Email: wetherby@hunters.com https://www.hunters.com

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