

## High Street, , Boston Spa, LS23 6AJ

- TWO BEDROOM COTTAGE ON BOSTON HIGH STREET
- BEAUTIFULLY PRESENTED
- STUNNING FOUR PIECE BATHROOM
- TWO PARKING SPACES
- REAR COURTYARD
- EPC RATING D / COUNCIL TAX BAND B

**Asking Price £270,000**





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## DESCRIPTION

THIS CHARMING TWO BEDROOM COTTAGE IS IN THE HEART OF BOSTON SPA AND HAS THE ADDED BENEFIT OF TWO PARKING SPACES! Hargreaves & Wetherby are proud to present to the market this delightful two bedroom stone built cottage on the ever popular Boston Spa High Street and with TWO PARKING SPACES, it really is a gem!!!

This beautifully presented home has been well maintained and would be perfect for first time buyers, investors or those looking at downsizing.

You enter the cottage into the open plan lounge area. The current owners have done a fantastic job of maximising all the space on offer to enable both functional and practical living. This light and airy space is perfect for relaxing, featuring modern décor and finishes, with partially panelled walls in calming colours.

The recently replaced kitchen is open from the lounge and has a mix of contemporary style wall and base units with integrated gas hob, electric oven, slimline dishwasher with space for fridge freezer.

The first floor accommodation comprises a double bedroom, a single bedroom and a recently fitted modern house bathroom with bath, separate walk in shower with rainfall shower head, vanity wash basin and low level w/c.

At the rear of the cottage, a sleek south-facing garden courtyard offers the perfect spot to relax with a cold drink on warm summer evenings. Designed for effortless living, the space features low-maintenance astro turf and a clean, stylish finish—ideal for unwinding or entertaining in the sun.

THIS IS A MUST VIEW PROPERTY



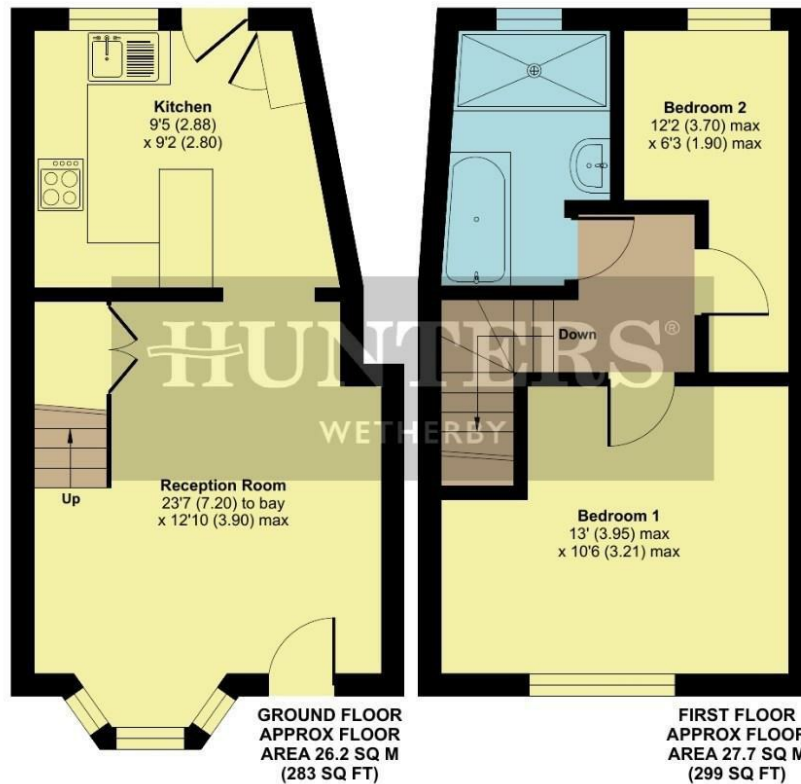




# High Street, Boston Spa, Wetherby, LS23

Approximate Area = 582 sq ft / 54 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hunters Property Group. REF: 1319658

## 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.

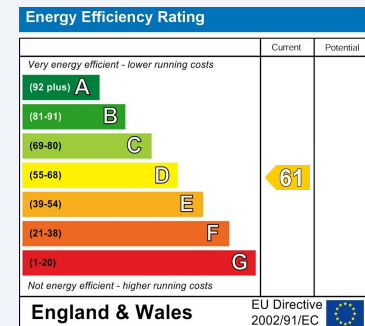


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## ENERGY PERFORMANCE CERTIFICATE

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.

