



Moor Side, Boston Spa, Wetherby, LS23 6PD

- THREE BEDROOM DETACHED BUNGALOW
- BEAUTIFUL VIEWS TO THE REAR
- GARAGE
- SHOWER ROOM
- SOUGHT AFTER LOCATION
- EPC - D / COUNCIL TAX - D

Offers Over £395,000



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DESCRIPTION

Hunters Wetherby are proud to present to the market this three bedroom detached bungalow. Whilst in need of slight modernisation, this home is perfect for those looking to put their own stamp on a property!

On entering the property you are welcomed into the entrance hallway. The property comprises of kitchen/ dining room, lounge, three bedrooms and house bathroom.

The lounge is accessed via double doors and is a lovely space with a large bay window allowing ample natural light to flood the room.

The kitchen is fitted with a range of cupboard space with a free standing cooker, fridge freezer and a washing machine. The dining area is enhanced by a large window that frames picturesque views of the rear garden and the surrounding fields. A welsh dresser is included which has cupboard lighting.

There are three bedrooms, two of which are doubles and one single. Bedroom one sits at the front of the property and benefits from sliding mirror built in wardrobes.

Completing the inside of the property is the shower room which consists of shower cubicle, low level w/c and wash hand basin.

Externally, to the front of the property is a well-kept front garden, complete with a lawned area bordered by hedges. The driveway offers ample off-street parking, leading to a single garage..

The rear garden is beautifully maintained and predominantly laid to lawn. This outdoor space not only offers a wonderful area for children to play or for hosting gatherings but also boasts stunning views over the fields beyond, creating a serene backdrop for your daily life.





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Approximate Area = 733 sq ft / 68.1 sq m

Garage = 142 sq ft / 13.2 sq m

Total = 875 sq ft / 81.3 sq m

For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 81.3 SQ M
(875 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1326566

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.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		62	92
<p><i>Not energy efficient - higher running costs</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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.



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