



## Park Road, Boston Spa, Wetherby, LS23 6NH

- FANTASTIC THREE BEDROOM TERRACED HOUSE, EXTENDED TO REAR
- MODERN BATHROOM
- GARAGE AND EV CHARGER
- EPC - C / COUNCIL TAX - C
- NO ONWARD CHAIN
- ENCLOSED LOW-MAINTENANCE REAR GARDEN AND PARKING TO FRONT
- POPULAR VILLAGE OF BOSTON SPA, WITHIN WALKING DISTANCE TO HIGH STREET

**Offers Over £320,000**



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## DESCRIPTION

Situated within walking distance of the popular Boston Spa High Street, this thoughtfully extended three-bedroom terraced house offers well-presented and versatile accommodation, together with a low-maintenance garden, off-street parking, detached garage and the significant benefit of NO ONWARD CHAIN.

The property has been thoughtfully extended to the rear, creating a fantastic additional reception space which is currently used as a snug and enjoys views and access onto the garden. The home also benefits from gas-fired central heating, and a new combi boiler installed in March 2026, while an EV charger was installed in September 2026.

Upon entering the property, the entrance porch provides a useful space for coats and shoes, helping to keep the main living areas clutter-free. The entrance hall also provides access to the staircase leading to the first floor.

The living room is a warm and inviting space, featuring a log-burning stove which creates a cosy focal point and is perfect for relaxing on winter evenings. A large window allows plenty of natural light into the room.

The kitchen is a particularly spacious and sociable area, offering an open-plan layout with ample room for a dining table. There is a good range of wall and base units providing excellent storage, along with integrated appliances including an electric oven and stainless-steel sink. A number of windows ensure the kitchen is bright and welcoming throughout the day.

A step down from the kitchen leads into the rear extension, currently used as a comfortable snug. This versatile space benefits from a radiator, Velux window and French doors opening directly onto the rear garden, making it an ideal area for entertaining, relaxing or enjoying a seamless connection between the indoor and outdoor spaces.

The property also benefits from a separate utility room, which provides ample space for appliances including a washing machine and dishwasher, together with additional base units for storage and an external door providing access to the garden.

To the first floor are three bedrooms, with two of the bedrooms benefiting from fitted wardrobes and all three featuring radiators. The family bathroom was updated in May 2026 and comprises a bath with overhead shower, WC, and wash basin.

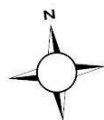
Externally, the front of the property benefits from a concrete driveway providing parking for two vehicles. To the rear is an enclosed, landscaped garden designed for low-maintenance enjoyment, featuring a patio seating area, artificial lawn and decorative stone. There is also a single detached garage located within a nearby garage block, providing useful additional storage or parking.

The property is ideally positioned within easy walking distance of Boston Spa High Street, where a variety of shops, cafés, restaurants and local amenities can be found. The combination of its excellent location, thoughtful rear extension, generous living accommodation and useful external features makes this an appealing home for a range of buyers.

NO ONWARD CHAIN.

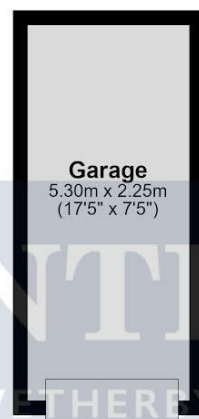
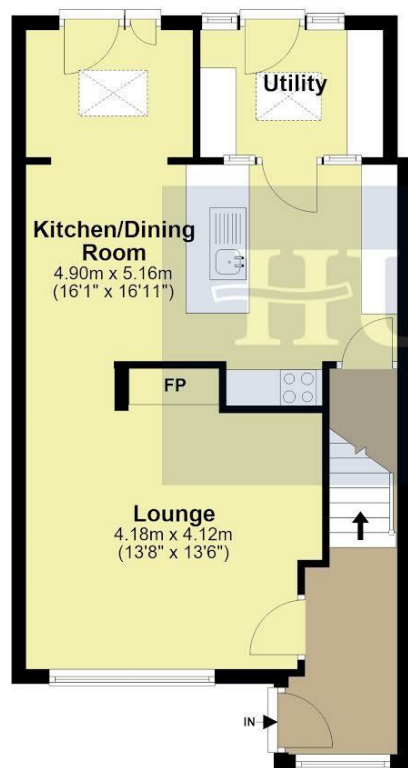






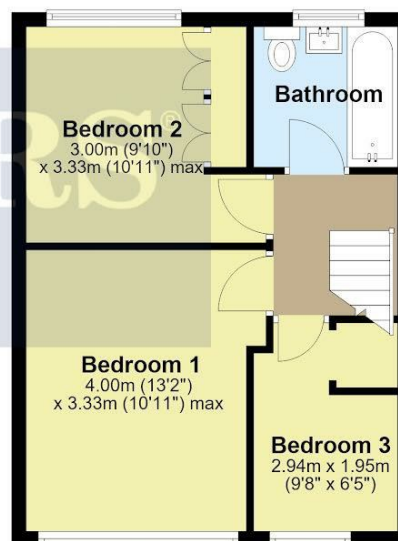
## Ground Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Total area: approx. 95.6 sq. metres (1029.1 sq. feet)

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

## Viewings

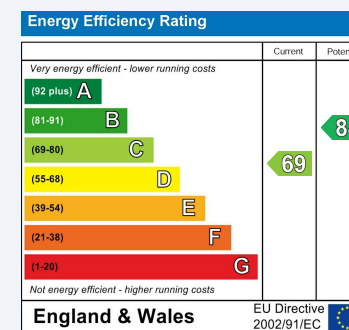
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.