



Pine Tree Avenue, Boston Spa, Wetherby, LS23 6HA

- THREE BEDROOM DUPLEX TOP FLOOR APARTMENT
- BEAUTIFUL SPIRAL STAIRCASE
- SITUATED IN THE HEART OF BOSTON SPA
- EPC RATING C / COUNCIL TAX BAND E
- SPACIOUS AND WELL LAID OUT
- ENSUITE TO PRINCIPAL BEDROOM
- GARAGE AND PARKING SPACE

Asking Price £285,000



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DESCRIPTION

Hunters Wetherby are proud to present to the market this wonderfully unique top floor three bedroom duplex apartment in the heart of Boston Spa.

The apartment can be reached via the stairs or lift making it ideal for all types of buyer, passing through the entrance hallway which benefits from built in storage and a W/C you stop to admire the elegant and unique spiral staircase which is finished in an antique rose. The ground floor of this apartment comprises a lovely lounge area which is the perfect place for relaxing and unwinding and leads into a dining room which is separated by a glass wall and door although this could easily be opened up to create a larger living space. The galley style kitchen is well equipped with integrated appliances that include fridge freezer, electric oven with induction hob, dishwasher, washing machine and microwave. There are ample wall and base units for storing all your kitchen essentials. Bedroom three which is currently being used as a study/office by the current owner has built in storage and could be adapted for use. The house bathroom is fully tiled and has a bath with shower over, low level w/c and wash basin with built in storage.

The beautiful spiral staircase takes you to the first floor where you will find a good size double bedroom with skylights and built in storage. The principal bedroom is larger than average and has dual aspect windows that allow natural light to fill this bright and beautiful room. There is plenty of storage and space within this room and its the perfect place to retire to on an evening. The en suite shower room is modern and contemporary and features separate shower cubicle with rainfall shower, wash basin with built in storage and w/c.

There is also a huge loft space with ladder and light which is boarded (nearly full) and offers full head height for additional storage.

To the outside there is a garage and parking space with visitor parking also available.

The much sought-after Georgian village of Boston Spa supports a first-class range of amenities catering for all daily needs including a wide range of shops, restaurants, pubs, excellent medical centre and popular schools for all age groups. The market town of Wetherby is only a short distance away and due to the position of the property it is considered ideally placed for the commuter due to its location within the golden triangle of Leeds, Harrogate and York and the close proximity of the A1 which in turn links with the region's motorway network.



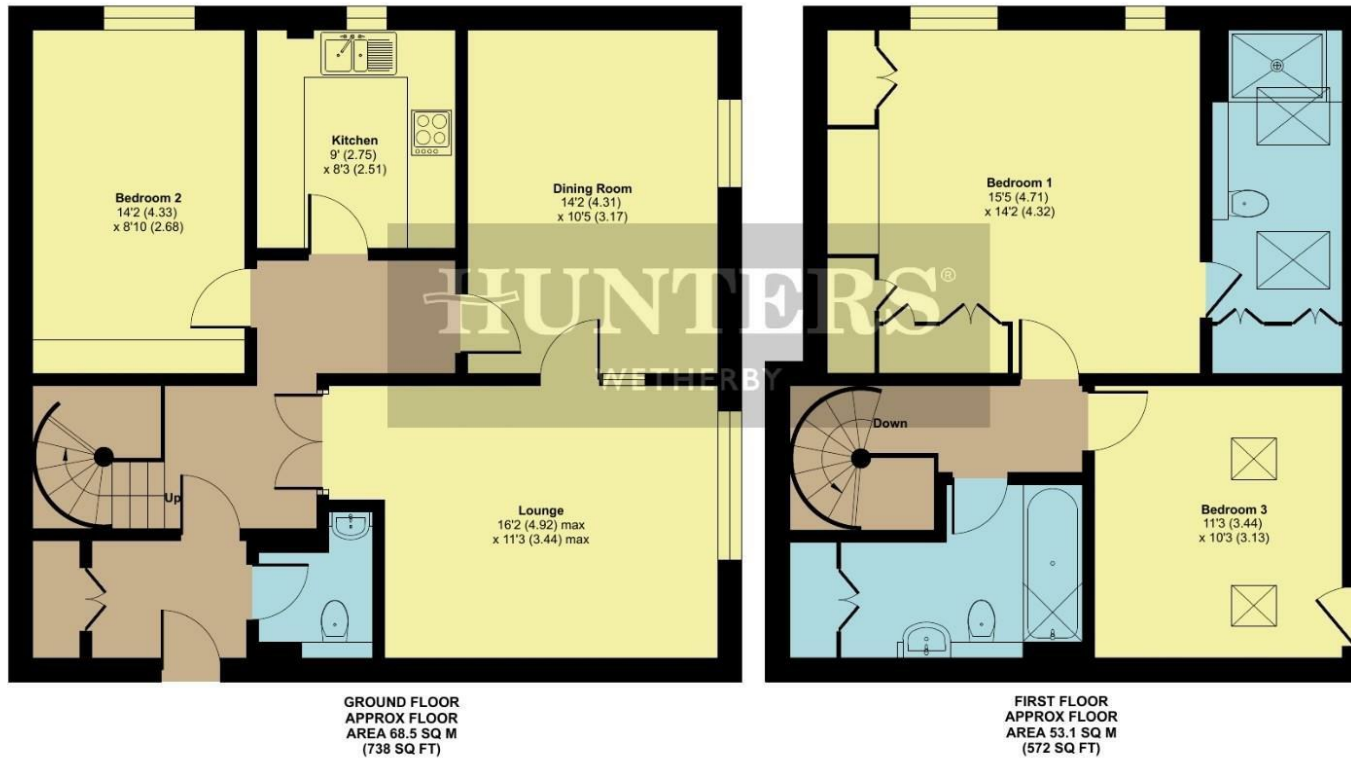




Thornhill, Pine Tree Avenue, Boston Spa, Wetherby, LS23

Approximate Area = 1310 sq ft / 121.7 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 2026. Produced for Hunters Property Group. REF: 1404342

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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