



Boston Road, Wetherby

- THREE BEDROOM DETACHED HOUSE
- OPEN PLAN KITCHEN DINER
- OFF STREET PARKING & GARAGE

- WETHERBY TOWN CENTRE LOCATION
- GENEROUS GARDEN
- COUNCIL TAX BAND - C / EPC RATING - C

Offers In The Region Of £440,000

Council Tax: C



Boston Road, Wetherby

DESCRIPTION

Hunters Wetherby are proud to present this three bedroom detached house in the sought after location of Wetherby!

On entering the property you are welcomed into the entrance hall which then leads to the lounge. This spacious room is a standout feature, enhanced by a large bay window that invites an abundance of natural light, creating a bright and airy atmosphere.

The heart of the home is undoubtedly the open plan kitchen diner. The kitchen is fitted with a stylish range of cream wall and base units, complemented by an integral microwave oven and hob. There is also white goods which are included in the sale of the property. These are fridge freezer, washing machine and dishwasher. A breakfast bar adds a sociable touch, allowing family and friends to gather while meals are being prepared. The exposed brick wall adds a touch of rustic charm and character to the room.

The utility room not only adds convenience but also offers additional storage space.. The presence of a downstairs w/c is another practical advantage,

To the first floor are three bedrooms and house bathroom. Bedrooms one and two are both doubles with bedroom one sitting at the front of the property whilst bedroom two overlooks the rear. Bedroom three is a good single or office space and benefits from built in storage.

The modern house bathroom consists of walk in shower cubicle, low level w/c and wash hand basin.

Externally, the property boasts a well-maintained front garden featuring a graveled courtyard, complemented by a driveway that allows for off-street parking. A single garage is also included, providing convenient internal access from the kitchen.

The rear garden is a true highlight of this home, offering a beautifully kept lawned area alongside two inviting patio spaces. This outdoor oasis is perfect for hosting gatherings with family and friends.

Perfectly positioned between Leeds, York, and Harrogate, Wetherby also boasts superb road links via the A1(M), making it an ideal base for commuters seeking a quieter pace of life without sacrificing connectivity. Boston Road is within walking distance of Wetherby Town Centre which has a variety of shops, public houses, cafes and restaurants.`

AGENTS NOTE; The vendors have made us aware the loft is half boarded with full electrics with a loft ladder to access.





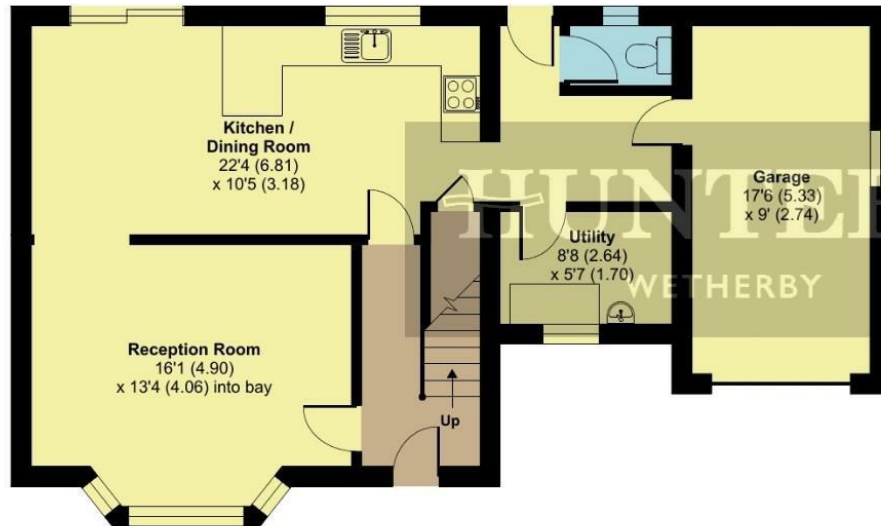
Boston Road, Wetherby, LS22

Approximate Area = 1165 sq ft / 108.2 sq m

Garage = 156 sq ft / 14.5 sq m

Total = 1321 sq ft / 122.7 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 61.6 SQ M
(663 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 46.6 SQ M
(502 SQ FT)

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		
(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.



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 989807

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