The Square, Boston Spa

Tenure: Freehold

- CHARMING ONE BEDROOM COTTAGE
- LOUNGE WITH BRICK BUILT FIRE PLACE
- SOUTH/WEST GARDEN
- NO CHAIN
- LARGE MASTER BEDROOM
- EPC RATING D COUNCIL TAX A

HUNTERS®
HERE TO GET *you* THERE

Asking Price £200,000

The Square, Boston Spa

DESCRIPTION

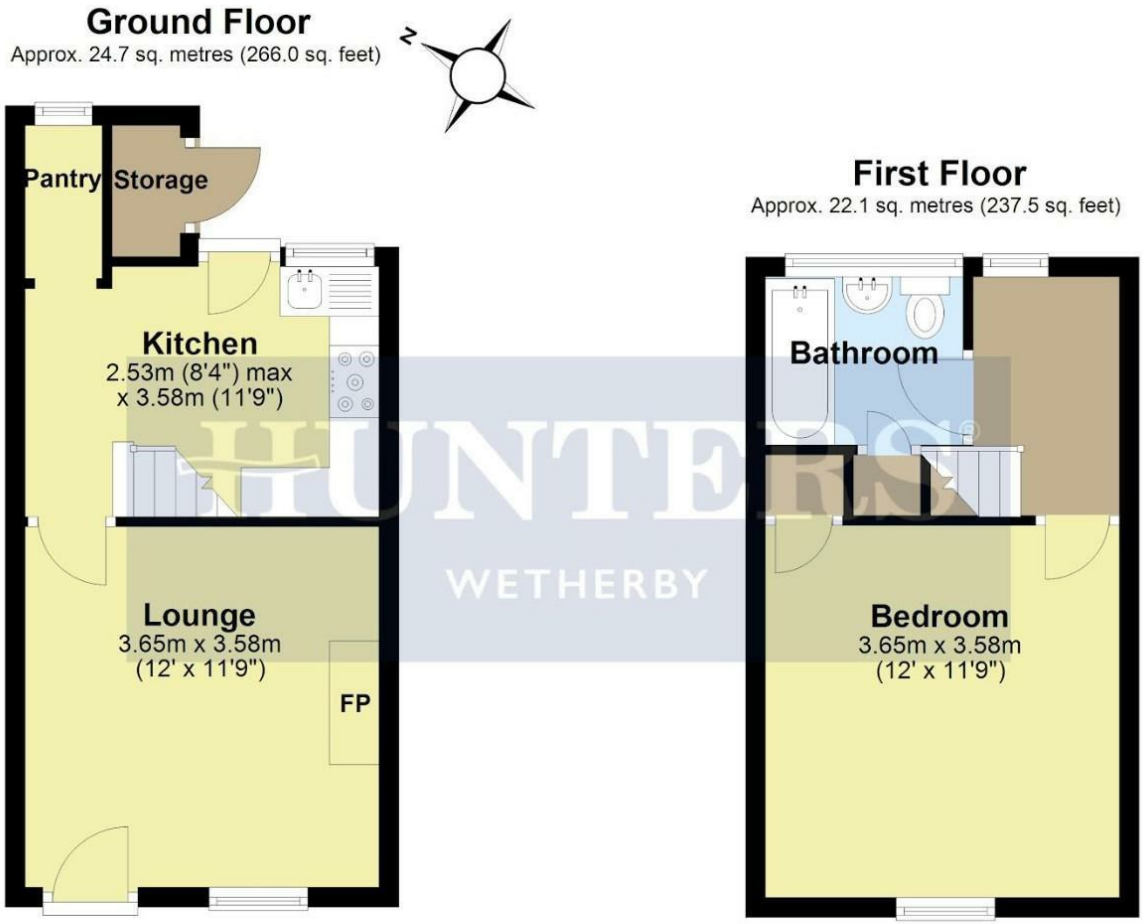
This beautifully presented period cottage, constructed from attractive limestone offers charming curb appeal and a delightful cottage-style feel. Purchased by the current owners as an investment property, it has enjoyed consistent success as a rental and would make an ideal purchase for first-time buyers, couples, or investors alike.

The accommodation briefly comprises a spacious living room featuring a striking exposed brick fireplace and a log-burning stove, which requires minor works to meet current building regulations. The cosy kitchen is fitted with a range of base units, an integrated gas hob and oven, space for freestanding appliances, and benefits from a generous storage cupboard and also includes washing machine and free standing fridge freezer.

To the first floor, there is a well-proportioned double bedroom again with the stunning exposed brick fireplace and fitted storage with pleasant views over the front garden. The house bathroom is fitted with a freestanding bath with shower over, alongside a useful airing cupboard. The landing also offers a versatile nook, ideal for use as a home office, reading area, or cosy seating space.

Externally, the property enjoys a charming front garden with attractive planting, a garden shed, and a private seating area perfect for relaxing on summer evenings. The south-west facing aspect provides excellent afternoon and evening sunshine. To the rear, there is access space for refuse bins, together with a useful brick-built outbuilding providing additional storage and housing the recently fitted combination boiler. On street parking is also available.

Ideally situated just moments from the heart of Boston Spa, the property enjoys excellent access to Leeds, York, the A1(M) and A64. Boston Spa offers an excellent range of local amenities, including independent shops, bars, restaurants, and highly regarded primary schools, all within easy walking distance of the cottage.



Total area: approx. 46.8 sq. metres (503.5 sq. feet)

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

Viewing

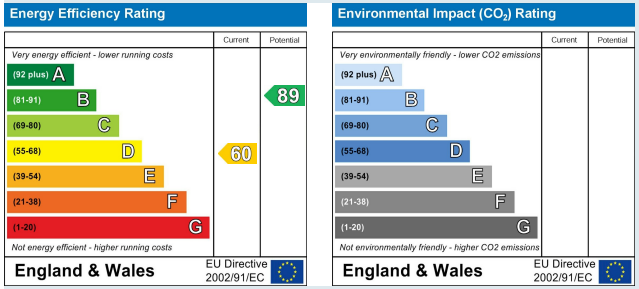
Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email:
wetherby@hunters.com https://www.hunters.com

Council Tax: A

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

HUNTERS®
HERE TO GET *you* THERE