Holly Road, Boston Spa, Wetherby, LS23 6NT

- Three Bedroom End of Terrace Home
- Private Rear Garden with Mature Planting
- Sought After Location of Boston Spa
- Generous Accommodation with Fantastic Potential
- Large Driveway & Attached Garage
- EPC - C / Council Tax - C

HUNTERS®
HERE TO GET *you* THERE

Asking Price £250,000

Holly Road, Boston Spa, Wetherby, LS23 6NT

DESCRIPTION

A Spacious Three Bedroom End of Terrace Home with Excellent Potential

Situated in a desirable position, this three bedroom end of terrace property in the sought after location of Boston Spa offers spacious and versatile accommodation throughout and represents an exciting opportunity for buyers looking to modernise and create a home to their own taste and style.

To the front of the property, double wrought iron gates open onto a generous tarmac driveway, complemented by mature shrub borders and established hedging, providing excellent privacy and ample off-road parking. An external door leads into the front porch, providing a useful entrance space.

The kitchen is fitted with a range of wall and base units, a stainless steel sink unit, Neff gas hob and electric oven, together with a window overlooking the front of the property. The kitchen leads through to a separate utility room, providing additional storage and practical space while helping to keep the main living areas clutter free.

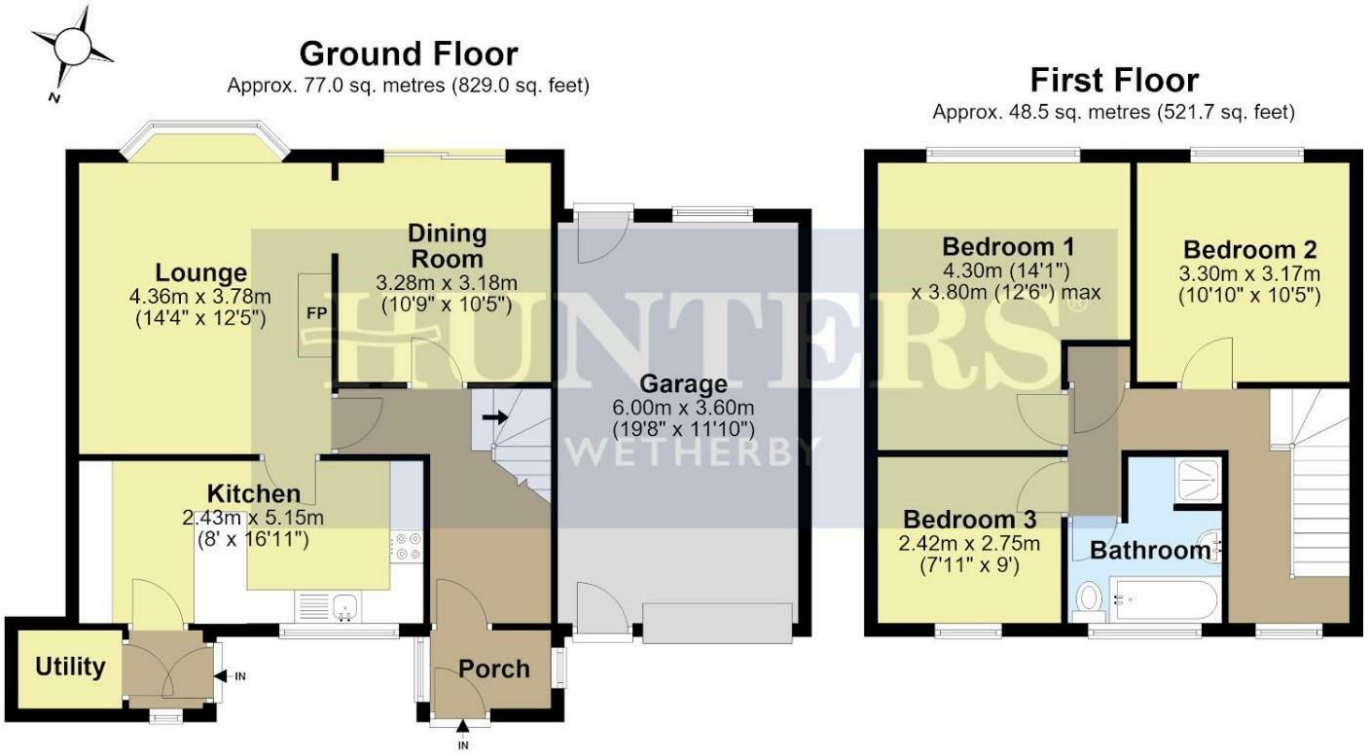
The generous reception space is currently arranged as a lounge leading through to a dining area. The lounge features a stove fireplace, while the dining area benefits from a large window overlooking the rear garden, allowing plenty of natural light into the room. This is a fantastic space with huge potential and could be reconfigured or opened up to create one impressive, larger living and entertaining space.

To the first floor are three well-proportioned bedrooms, all benefiting from rear-facing windows and radiators. The bedrooms are all good sizes and offer flexibility for a growing family, guests or home working.

The bathroom comprises a walk-in shower cubicle, panelled bath and wash basin, with a rear-facing window providing natural light.

Externally, the property benefits from an attached garage to the side, providing useful storage or parking space.

The rear garden is a particularly attractive feature, offering a generous, private space with established shrub borders, fenced boundaries and a good-sized area of lawn. The mature planting and enclosed nature of the garden create a pleasant and secluded outdoor space.



Total area: approx. 125.5 sq. metres (1350.6 sq. feet)

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

Viewings

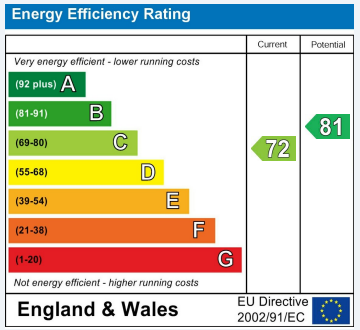
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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

HUNTERS®
HERE TO GET *you* THERE