



Nursery Way, Boston Spa, Wetherby, LS23 6PS

- FOUR BEDROOM SEMI DETACHED HOUSE
- SCOPE FOR IMPROVEMENT
- DINING KITCHEN
- POPULAR LOCATION OF BOSTON SPA
- ENCLOSED PRIVATE REAR GARDEN
- EPC RATING D / COUNCIL TAX BAND C

Asking Price £269,950

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

Hunters Wetherby are proud to present to the market this four bedroom semi detached home which has scope for improvement in the very desirable linear village of Boston Spa and has been a much loved family home for over 40 years.

The property consists an entrance hallway, study and W/C there is a good size lounge which has dual aspect windows allowing lots of natural light and an electric fire with wood surround. The kitchen diner offers a range of wall and base units and worksurfaces. The electric oven and four ring gas hob are both integrated and there is space for a washing machine and fridge freezer. There is also space for dining.

To the first floor there are two double bedrooms and two single bedrooms and a house shower room with shower cubicle, was basin and W/C.

There is an open garden to the front with pathway and to the rear is an enclosed garden which is made mainly to lawn and patio and an outhouse.

The property also has the added benefit of solar panels.

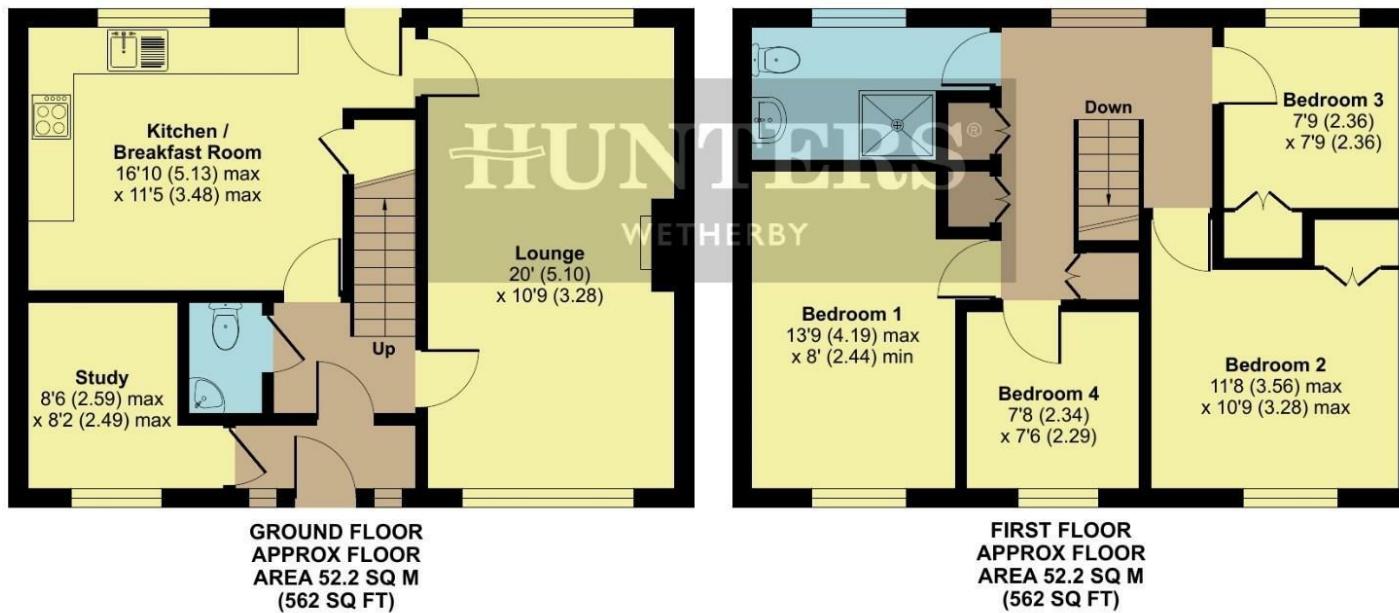




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Approximate Area = 1124 sq ft / 104.4 sq m

For identification only - Not to scale



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: 1042392

Viewings

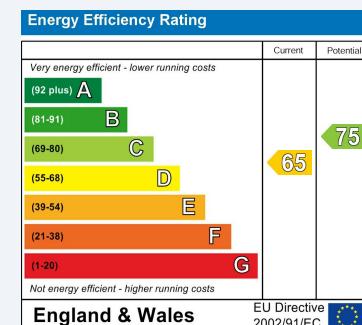
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.