



Primrose Lane, Wetherby

- FOUR BEDROOM STONE BUILT DETACHED HOUSE
- STUNNING REAR GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- TANDEM GARAGE
- COUNTRYSIDE VIEWS
- EPC RATING C / COUNCIL TAX BAND F

Asking Price £595,000

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HERE TO GET *you* THERE

Primrose Lane, Wetherby

DESCRIPTION

THIS FOUR BEDROOM STONE BUILT DETACHED HOME IS IN THE POPULAR LOCATION OF BOSTON SPA!!

Hunters Wetherby are extremely proud to bring to the market this wonderful four bedroom stone built detached home with tandem garage in the highly desirable area of Boston Spa and very sought after street " Primrose Lane".

On approach to the property there is an entrance porch that leads into the entrance hallway which has doors leading to the lounge, dining room and kitchen. The spacious lounge area is lovely and light with large bow window to the front and French doors to the rear. There is a gas living flamed gas fire with a modern stone surround and hearth which adds a lovely focal point to the room. The dining room is generous in size and has potential to be used for different purposes.

The Kitchen is lovely and bright and offers a good range of wall and base units which allow for lots of storage and ample work surfaces. There is an integrated electric oven and grill with separate gas hob and integrated fridge freezer. The ground floor accommodation is completed by a W/C.

To the first floor there are three double bedrooms two of which have stunning views over the countryside. There is also a single bedroom and house bathroom that features a walk in shower cubicle, bath, low level W/C and sink unit.

The front of the property there is a large driveway offering ample off street parking and also a very attractive lawned area with a stone dwarf wall, conifer hedges and shrub borders. The stunning rear garden has a paved patio area with a raised lawn space with shrub borders the added attractiveness is that the rear garden is not over looked at all and very private.

Boston Spa has a lovely range of amenities catering for all daily needs including a wide range of shops, restaurants, pubs, excellent medical centre and popular schools.





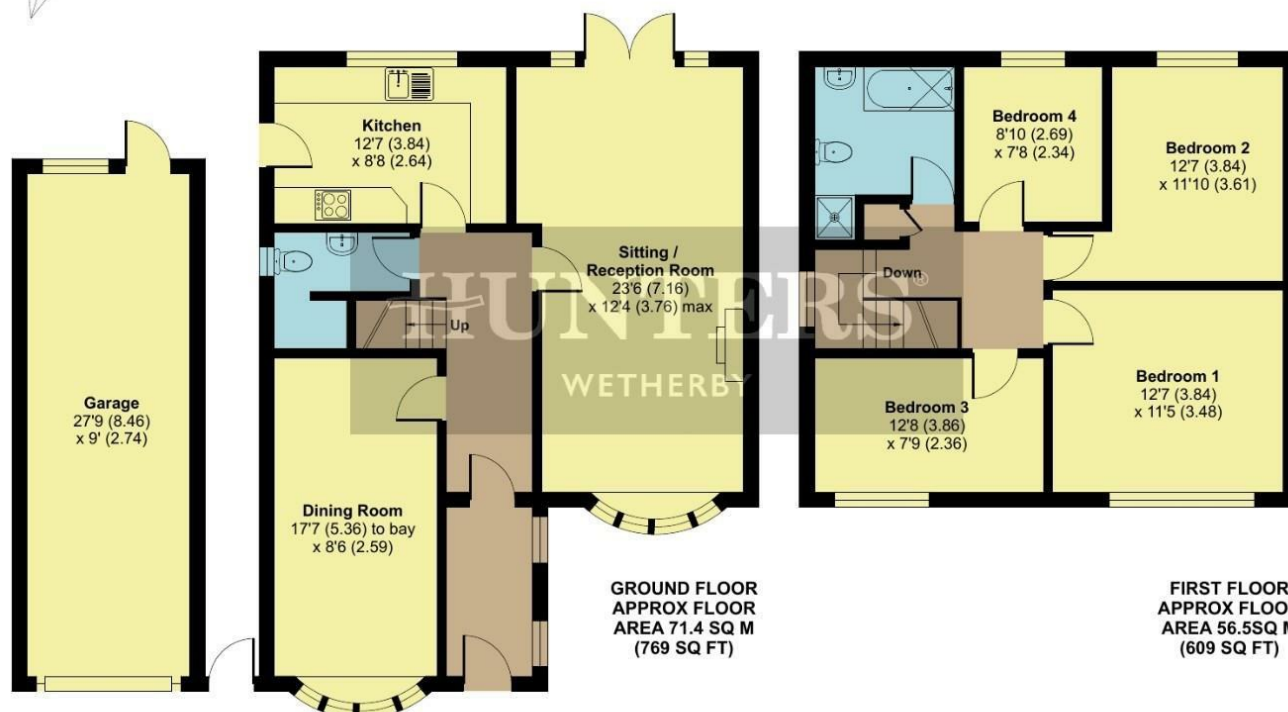
Primrose Lane, Boston Spa, Wetherby, LS23

Approximate Area = 1378 sq ft / 128 sq m

Garage = 250 sq ft / 23.2 sq m

Total = 1628 sq ft / 151.2 sq m

For identification only - Not to scale



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.

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hunters Property Group. REF: 1017503

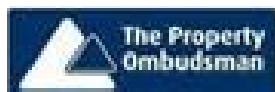
Viewing

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

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