



Moor Side, Wetherby

- TWO BEDROOM DETACHED BUNGALOW
- STUNNING CORNER PLOT WITH A SOUTH WEST POSITION
- LOCATED ON THE VILLAGE EDGE CLOSE TO BOSTON HIGH STREET
- SEPERATE LOUNGE AND DINING ROOM
- DETACHED GARAGE AND OFF STREET PARKING
- EPC RATING F / COUNCIL TAX BAND D

Asking Price £345,000

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DESCRIPTION

Hunters Wetherby are proud to introduce you to this charming, 2 bedroom detached bungalow in the highly-sought after area of Boston Spa...The property benefits from being on a corner plot with a south west position, the property itself is beautiful presentation throughout, this is a home not to be missed! Viewings are available by appointment only.

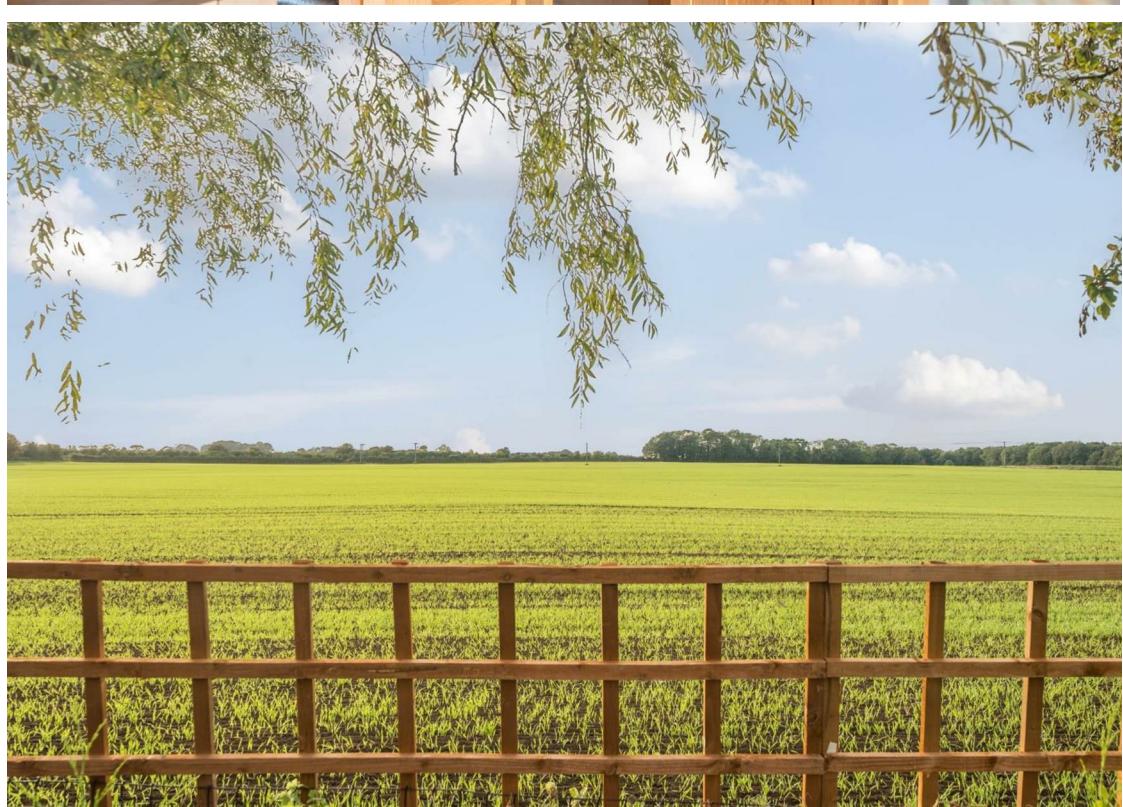
This Bungalow benefits from its prime location, well positioned between the edge of the village and the High Street of Boston Spa. Boston Spa prides itself on its excellent range of local amenities, such as independent eateries, coffee shops, beauty salons and trendy bars. For the avid commuter, there is excellent connectivity to York, Wetherby and Leeds, as well as excellent schools, regular bus services and scenic walks along the Wharfe and attractive open countryside.

Internally, the property briefly comprises of an entrance hallway, a spacious living room, a stylish kitchen which benefits from integrated appliances, contemporary shower-room also two further bedrooms, the extension to the side is an ideal dining room with patio sliding doors to the stunning garden.

Externally, this home boasts one of the largest plots on the estate and a great sense of curb appeal. To the front of the property there is well-maintained lawn as well as ample parking and a detached garage. To the rear, there is a glorious south west-facing garden, which is extremely, generously sized offering further scope for extension if the future owner desired!

As bungalows, of this size and in such a great location, are highly sought after, early viewing is highly recommended in order to avoid disappointment! This property is also currently offered to the market with the great benefit of no onward chain...!

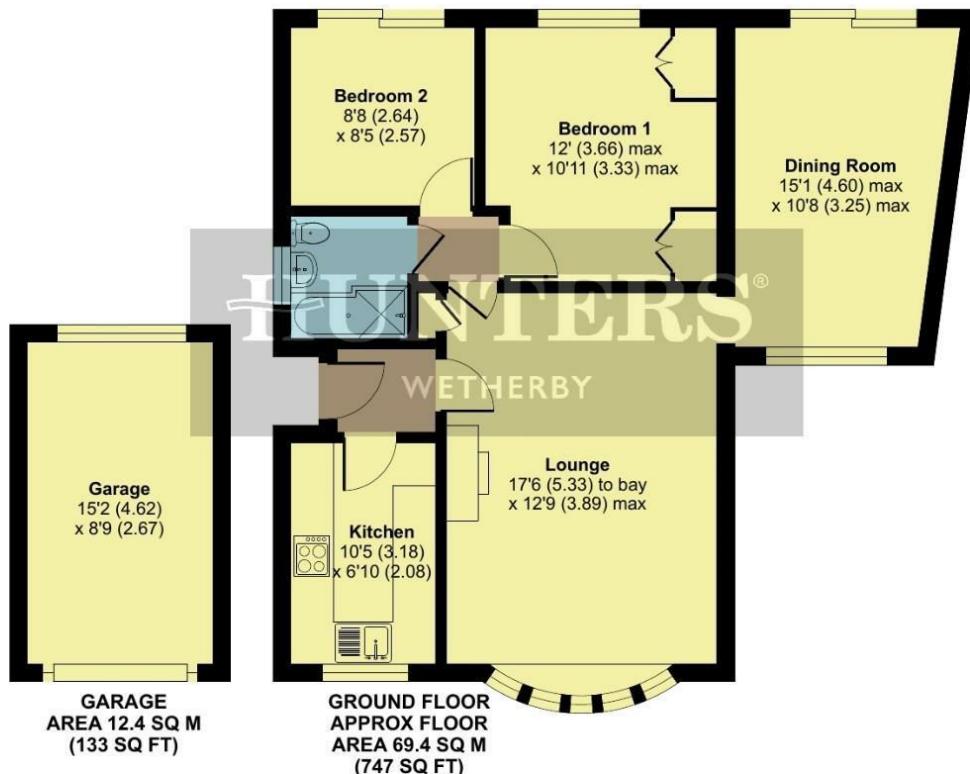




Moor Side, Wetherby, LS23



Approximate Area = 747 sq ft / 69.4 sq m
 Garage = 133 sq ft / 12.4 sq m
 Total = 880 sq ft / 81.8 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). © niclecom 2023.
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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>



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
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	37	
(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.

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