



## Carleton Drive, Wetherby

- HIGHLY SOUGHT AFTER LOCATION
- GARAGE AND DRIVEWAY
- FRONT AND REAR GARDENS

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- GOOD SIZED LIVING AREA
- EPC RATING D

**Offers Over £300,000**

**Tenure: Freehold**

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# Carleton Drive, Wetherby

## DESCRIPTION

Hunters Wetherby are proud to market this stunning two bedroom semi-detached bungalow situated in the popular location of Boston Spa and is in close proximity to all its local amenities.

The property comprises of an entrance hallway, kitchen, dining room, good sized living area, two bedrooms and house bathroom.

The spacious living area enjoys a large window, really opening up the room, allowing natural light throughout and fireplace. The kitchen has a range of wall and base units, integrated hob & oven with space for a washer.

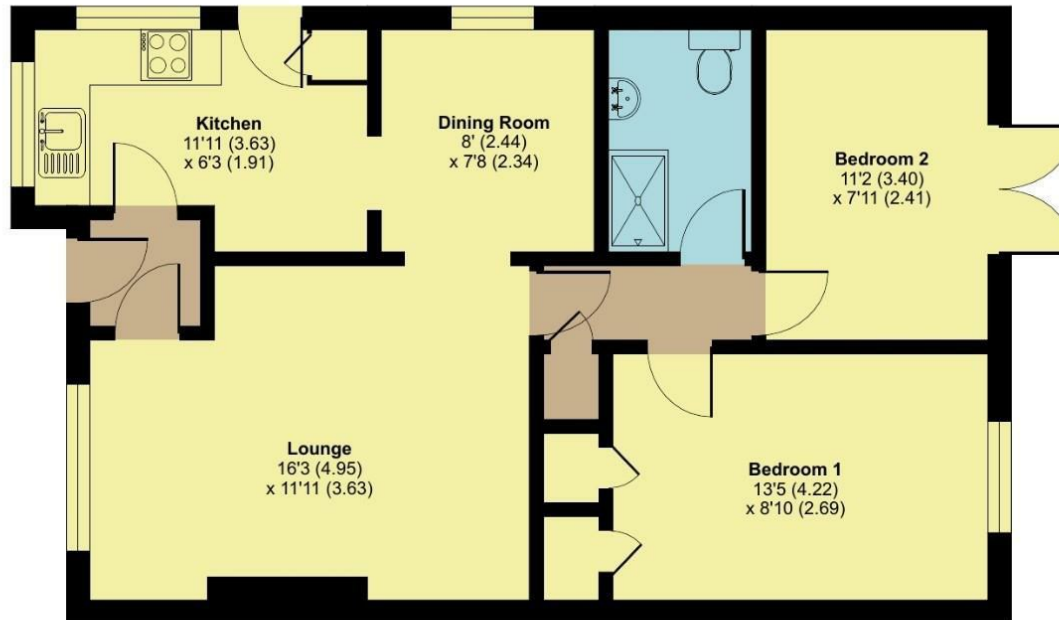
The two bedrooms are both well-presented and are good sizes. The shower room comprises of a walk-in shower, WC and sink basin and is partly tiled for easy cleaning!!

Through to French doors you are welcomed into the well-maintained rear garden which is mainly laid to lawn. The front of the property benefits from a garage and a private driveway which could accommodate for multiple vehicles.



# Carleton Drive, Boston Spa, Wetherby, LS23

Approximate Area = 676 sq ft / 62.8 sq m  
For identification only - Not to scale



**SECOND FLOOR**  
**APPROX FLOOR**  
**AREA 62.8 SQ M**  
**(676 SQ FT)**



**Certified**  
**Property**  
**Measurer**

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: 957534

## 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: C

## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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

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