



## Grove Crescent, Boston Spa, Wetherby, LS23 6AX

- 3 BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- IN NEED OF MODERNISATION
- CLOSE TO AMENITIES
- EPC RATING - D / COUNCIL TAX BAND - B

**Asking Price £325,000**



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## DESCRIPTION

This three-bedroom semi-detached house on Grove Crescent presents a wonderful opportunity for those looking to create their dream home. Although the property is in need of modernisation, this presents a unique chance for buyers to put their own stamp on the home.

As you enter the property, you are welcomed by a porch that leads into a spacious front lounge. This room features a lovely bay window, allowing natural light to flood the space, and is complemented by an electric fire.

The dining room boasts a stone fireplace with a wood burner and this provides a focal point to the room.

The kitchen is currently fitted with a range of wall and base units and is equipped with plumbing for a washing machine. Large windows in the kitchen allow natural light to flood in and looks over the rear garden and the side of the property.

On the first floor, you will find three bedrooms. Bedrooms one and two benefit from fitted wardrobes.

The house bathroom, while currently in need of some updating, features a shower over the bath, low-level W.C., wash hand basin, and additional storage space, presenting an opportunity for the new owner to personalise it to their taste.

Externally, the property boasts a driveway at the front, providing off-street parking for your convenience. At the rear, you will find the garden which has hedge and fenced boundaries.

Boston Spa is known for its wide array of local amenities, including independent eateries, coffee shops, beauty salons, and trendy bars. The area offers excellent connectivity to nearby cities such as York, Wetherby, and Leeds, as well as convenient access to the national motorway network. Additionally, Boston Spa offers the Ofsted outstanding rated Boston Spa Academy.

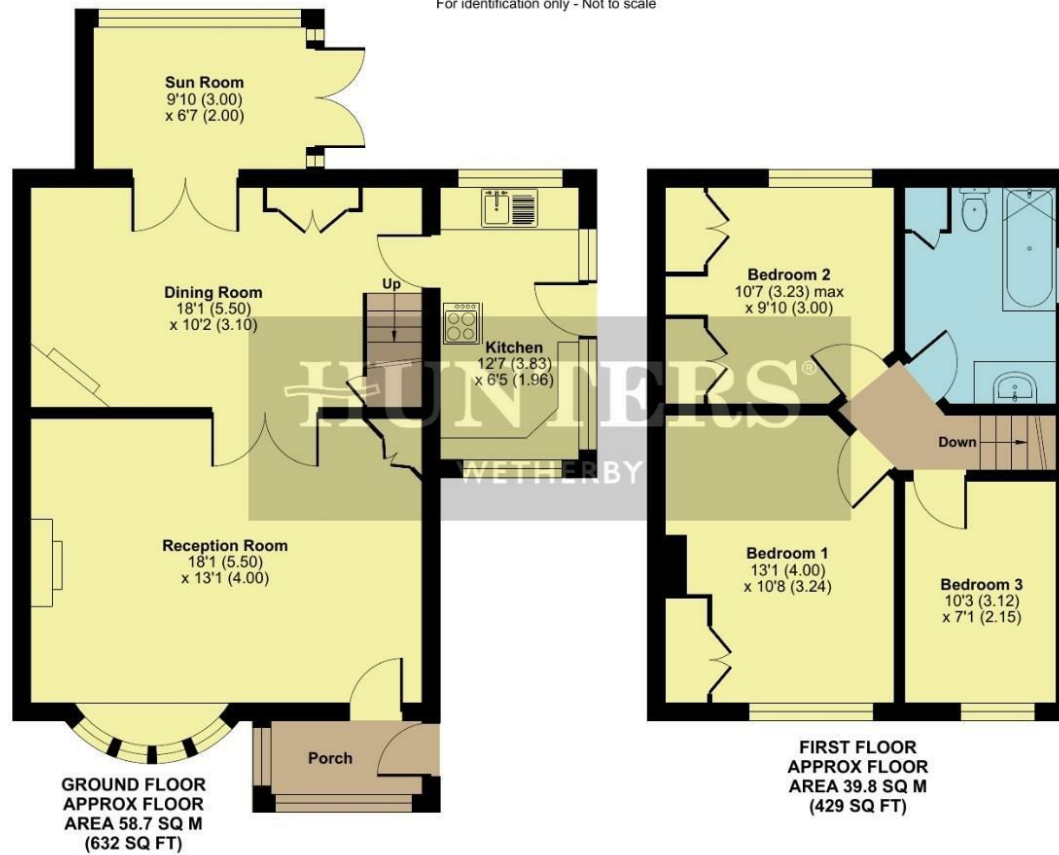




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Approximate Area = 1061 sq ft / 98.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1272089

## Viewings

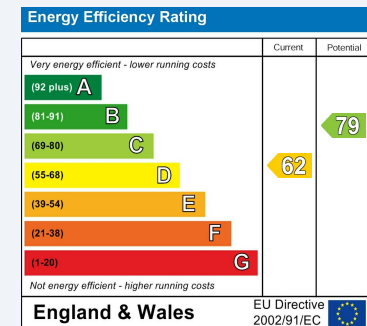
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



5a Market Place Wetherby, LS22 6LQ  
Tel: 01937 588228 Email: [wetherby@hunters.com](mailto:wetherby@hunters.com) <https://www.hunters.com>

