



Helmsley Road, Wetherby

- TWO BEDROOM SEMI DETACHED HOME
- IN NEED OF MODERNISATION
- GOOD SIZED BEDROOMS

- SOUGHT AFTER AREA OF BOSTON SPA
- DRIVEWAY AND GARAGE
- EPC C / TAX BAND B

Asking Price £250,000

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Helmsley Road, Wetherby

DESCRIPTION

Hunters Wetherby are proud to market this two bedroom semi-detached home. This is a fantastic opportunity for those looking to put their own stamp on a property. The house is in need of modernisation, but offers a great amount of space and potential for renovation and improvement.

Upon entering the property you enter into a passage which provides access to the home, garage and sunroom. Although in need of modernisation, the property boasts an inviting entrance hall that leads through to a spacious lounge area, complete with a feature stone fire place and gas living flame fire. The kitchen, which is situated adjacent to the lounge, is ripe for renovation, providing ample scope to create a stylish and functional space.

The first floor accommodation comprises two good-sized bedrooms and a house bathroom made up of a four piece suite; bath, walk-in shower, sink basin and WC.

Outside, the front and rear garden are great sizes. The property also benefits from a garage and private driveway.

Boston Spa is an excellent village, supporting a range of amenities, catering for all daily needs, including a variety of local and independent shops, restaurants, cafe bars, pubs, and a medical centre.

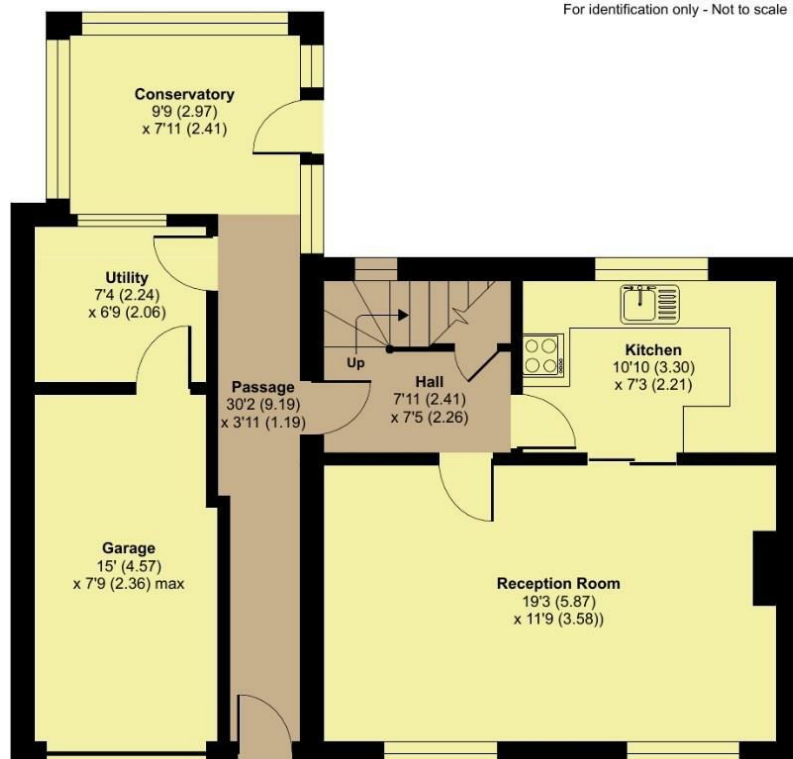




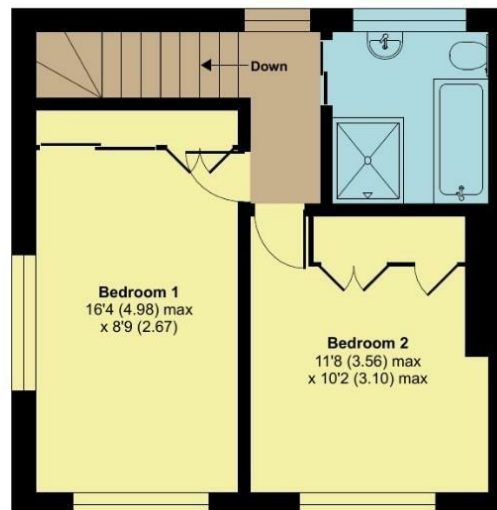
Helmsley Road, Boston Spa, Wetherby, LS23

Approximate Area = 1110 sq ft / 130.1 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 67.8 SQ M
(730 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 35.3 SQ M
(380 SQ FT)



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: 975498

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

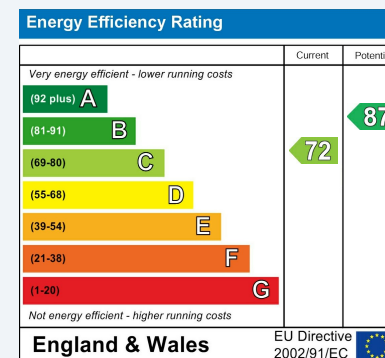
Tel: 01937 588228 Email:

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.



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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