



Grove Road, Boston Spa

- TWO BEDROOM TERRACED HOUSE
- CLOSE TO LOCAL AMENITIES
- SCOPE FOR MODERNISATION

- HIGHLY SOUGHT AFTER VILLAGE OF BOSTON SPA
- LOW MAINTENANCE COURTYARD
- EPC RATING - D / COUNCIL TAX - B

Offers Over £195,000

Tenure: Freehold

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Grove Road, Boston Spa

DESCRIPTION

Hunters Wetherby are proud to present to the market this two bedroom terraced house in the highly sought-after village of Boston Spa, ideal for first time buyers or investors looking to put their own stamp on a property.

Upon entering the house you are welcomed into living room, which is full of natural light from the large window which faces out towards the the front of the property.

Continuing on from the living room is the kitchen, which features a range of wall and base units, with space for kitchen appliances such as a washing machine, fridge freezer and dishwasher. The kitchen benefits from an integrated oven and gas hob, a compact breakfast bar, a one and a half stainless steel sink unit which sits below a window overlooking the rear garden, as well as a back door which provides garden access.

The landing leads to the two bedrooms and house bathroom, and also provides access to the loft. Both bedrooms are enhanced by large windows which provide great natural light into the property. The main bedroom is a sizeable double, with the second bedroom being a well sized single.

The house bathroom is comprised of a three piece suite, including a shower cubicle, low level wc, hand wash basin on a vanity unit as well as some integrated storage.

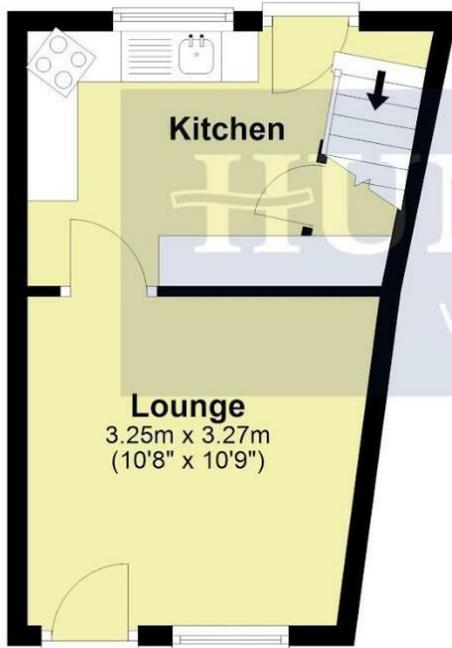
To the rear of the property, there is a low maintenance courtyard with wooden decking and a beautiful stone wall to the rear boundary which really adds to this property's unique character. A side gate gives access to the front of the property.





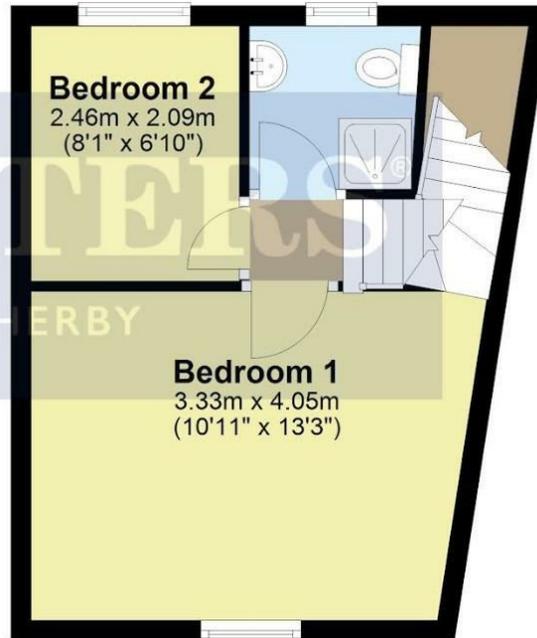
Ground Floor

Approx. 20.6 sq. metres (221.7 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.5 sq. feet)



Total area: approx. 46.9 sq. metres (505.3 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		80	
	64		
England & Wales		EU Directive 2002/91/EC	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

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