

Boston Road, Wetherby

Hunters Wetherby are proud to bring to the rental market this stunning three-bedroom detached home available in the desirable area of Wetherby and only a short 2 minute walk into the town centre. Offering a contemporary and comfortable living environment, complete with spacious rooms, a well-equipped kitchen/diner, and attractive outdoor spaces.

£2,200 Per Month



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DESCRIPTION

Upon entering the property, you will be greeted by an entrance hall that provides access to the inviting lounge and the open plan kitchen/diner.

The lounge area is a great space boasting a large bay window that fills the room with natural light, creating a welcoming atmosphere. It is a perfect spot for relaxation and entertaining guests.

The open plan kitchen/diner is a fantastic feature of this home. The well-equipped kitchen comes with a range of cream wall and base units, offering ample storage space. appliances, including an Induction hob, oven, microwave, fridge freezer and dishwasher. The kitchen also features a practical breakfast bar and offers plenty of room for a dining table and chairs, making it an ideal space for family meals and social gatherings.

Completing the ground floor accommodation, you will find a convenient downstairs wc and a utility this comes with Whirlpool washing machine.

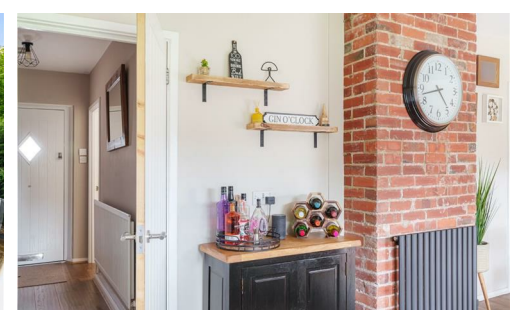
Moving to the first floor, you will discover three well-proportioned bedrooms, two of which are doubles, while the third bedroom is a single currently being used as an office. These bedrooms provide versatile living spaces that can easily accommodate various lifestyle needs.

The house shower room is beautifully designed and comprises a three-piece suite, featuring a walk-in shower, a wash basin, and a wc. It offers a stylish and functional space for your daily self-care routines.

Stepping outside, the rear of the property is truly stunning. The large outdoor space combines both a patio, gravel and lawned area, offering versatility for outdoor furniture arrangements and space for relaxation and entertaining. It is an idyllic spot for enjoying the fresh air and hosting gatherings with family and friends.

To the front of the property, there is great curb appeal and ample parking for several Vehicles, The property also has a garage and additional storage options.
Hot Tub Not Included

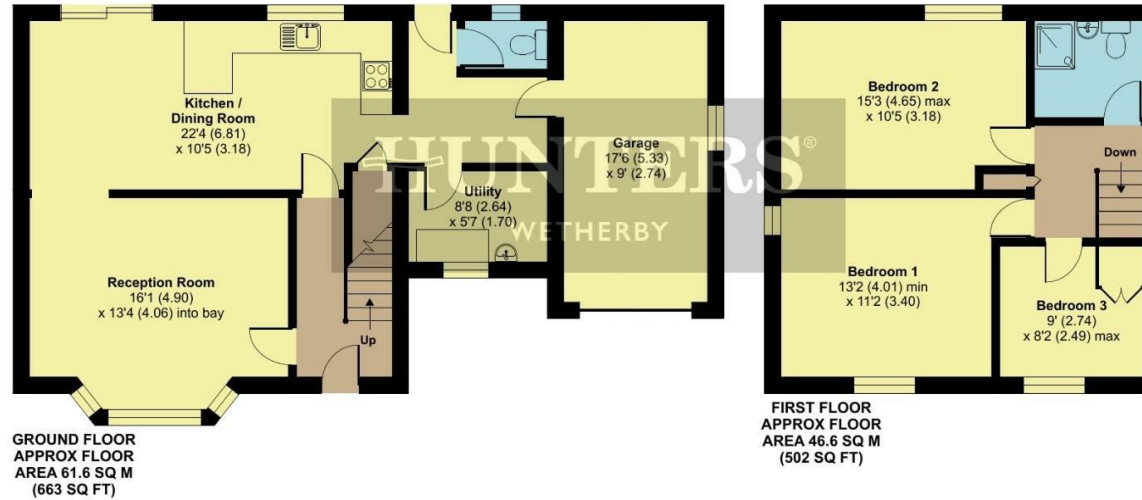
Rent: £1900.00
Deposit: £2192.30
EPC Band D
Council Tax Band C





Boston Road, Wetherby, LS22

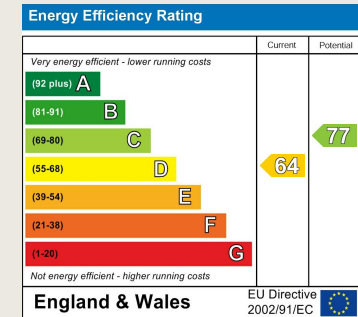
Approximate Area = 1165 sq ft / 108.2 sq m
Garage = 156 sq ft / 14.5 sq m
Total = 1321 sq ft / 122.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023.
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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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