



Park Road , Boston Spa , Wetherby, LS23 6NH

- 3 BEDROOM SEMI DETACHED HOUSE
- LOG BURNER
- OFF STREET PARKING AND GARAGE
- RECENTLY REFURBISHED
- EPC C / COUNCIL TAX BAND C
- AVAILABLE EARLY SEPTEMBER

£1,300 Per Month



Park Road , Boston Spa, , Wetherby, LS23 6NH - £1,300 Per Month

DESCRIPTION

Hunters Wetherby are proud to Let this recently refurbished 3 bedroom semi detached house which sits on a larger than average plot in the ever popular location of Boston Spa which has a wide range of bars, restaurants, independent and boutique shops.

The downstairs accommodation offers a spacious lounge with the added benefit of a large window allowing lots of natural light to flow through and the multi fuel burner which sits in a recently replaced brick hearth and insert makes a really attractive feature to this lovely room. The shaker style kitchen/diner offers a range of base units and spaces for a washing machine & cooker. The patio doors lead out to a newly landscaped rear garden which has been completely transformed into two areas one half is patio and the other is artificial lawn. Perfect for those upcoming summer evenings.

To the first floor there are two double bedrooms and a single bedroom. The house bathroom comprises a three piece suite with shower over the bath.

To the front of the property there is ample space which has been split to provide off st parking for multiple cars and also a lawned area which is very attractive.

EPC C / COUNCIL TAX BAND C

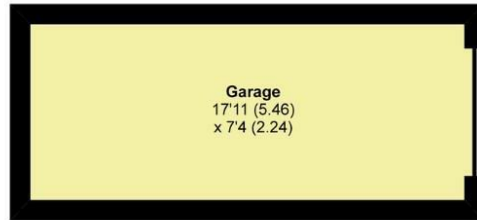




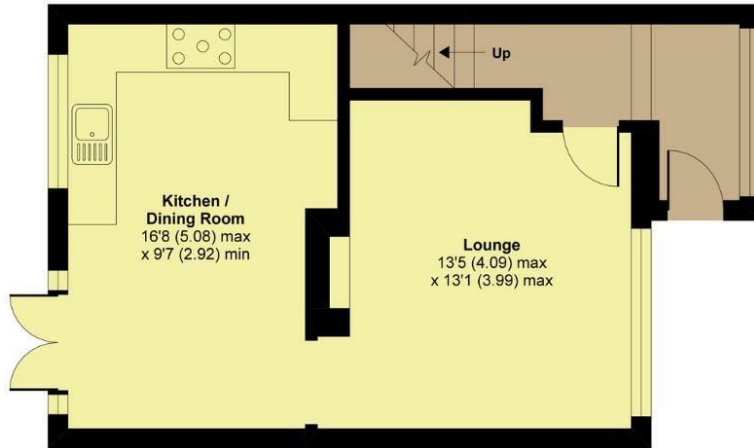
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Approximate Area = 949 sq ft / 88.1 sq m (includes garage)

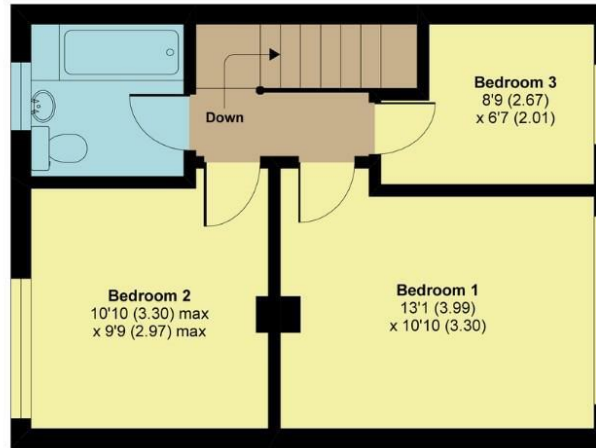
For identification only - Not to scale



GARAGE
APPROX FLOOR
AREA 12.2 SQ M
(132 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 39.4 SQ M
(425 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 36.4 SQ M
(392 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Hunters Property Group. REF: 664242

Viewings

Please contact 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS
HERE TO GET *you* THERE



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