



Highfield, Wetherby

- SOUGHT AFTER
- VICTORIAN TERRACE
- LOUNGE AND DINING ROOM
- IMMACULATELY PRESENTED
- TRADITIONAL FEATURES
- EPC D / COUNCIL TAX D

£1,500 Per Calendar Month

Tenure:

HUNTERS[®]

HERE TO GET *you* THERE

Highfield, Wetherby

DESCRIPTION

This charming three-bedroom Victorian mid-terrace home is ideally positioned in the heart of central Boston Spa, offering a perfect blend of period character and modern living, all within easy walking distance of excellent amenities, cafés and restaurants.

The property retains attractive character features typical of the Victorian period, complemented by stylish modern finishes throughout. The accommodation offers well-proportioned living space ideal for families or professionals looking to enjoy village living with strong commuter links to Leeds, Wetherby and York.

Inside, the home is beautifully presented with neutral décor and quality flooring, creating a bright and welcoming feel throughout. High ceilings and wooden flooring flow seamlessly from the lounge into the dining room separated by sliding barn-door style double doors.

The kitchen continues the theme with wooden counter tops and wood effect laminate flooring, an exposed brick archway leads you through to the utility space which also provides access to the back yard.

The property offers three well-sized double bedrooms, with both first floor bedrooms complemented by a period fire place compete with ornate tile surrounds. The principle bedroom draws vast amounts of natural light into the room via two large windows boosted by its white-painted wooden floor.

The first bathroom boasts a walk-in shower again continuing the wood theme with wooden paneling and flooring, a white two piece toilet and sink give contrast to the modern painted feature walls. The larger bathroom on the same floor is comprised of a deep free standing oval bath as a center piece , toilet, sink and wooden shelving.

The upper floor offers a versatile third bedroom or home office space, enhanced by sloping ceilings, skylight window providing excellent natural light and bespoke built-in wooden shelving adding both character and practical storage.

Located in the highly sought-after village of Boston Spa, the property benefits from a strong community feel, excellent schooling options, and convenient access to major road networks including the A1(M), making it ideal for commuters. A fantastic opportunity to rent or purchase a characterful home in one of the area's most desirable village locations.



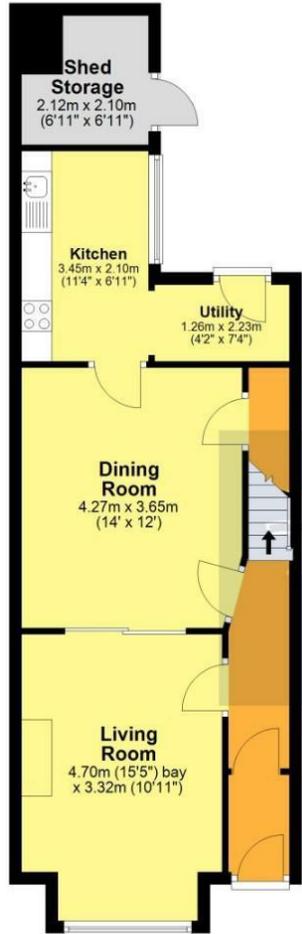
Council Tax:

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 | | | |
|---|-------------------------|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | 80 | (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 | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

Ground Floor
Approx. 53.8 sq. metres (578.8 sq. feet)



First Floor
Approx. 41.4 sq. metres (445.4 sq. feet)



Second Floor
Approx. 22.4 sq. metres (241.3 sq. feet)



Total area: approx. 117.6 sq. metres (1265.4 sq. feet)
All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.
5a Market Place Wetherby,
Tel: 01937 588228 Email: wetherby@hunters.com <https://www.hunters.com>



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

