







Ling Croft, Boston Spa, Wetherby, LS23 6PL

- 2 BEDROOM SEMI DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- EPC RATING D / COUNCIL TAX C
- GARAGE WITH OFF STREET PARKING
- CLOSE TO LOCAL SCHOOLS

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HERE TO GET *you* THERE

Offers Over £265,000

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DESCRIPTION

A fantastic opportunity to acquire a two-bedroom semi-detached bungalow in the highly sought-after village of Boston Spa, offered to the market chain free.

Offering excellent potential for buyers looking to modernise and put their own stamp on a property, this well-proportioned home provides spacious accommodation and plenty of scope to create a wonderful home.

The property is entered via an entrance hall leading through to the kitchen, which is fitted with a range of wall and base units, alongside space for freestanding appliances.

The impressive lounge is particularly spacious, featuring a charming feature fireplace, a large picture window and an abundance of natural light, creating a bright and welcoming living space.

There are two well-proportioned bedrooms, both benefiting from plenty of natural light, together with a wet room comprising a walk-in shower, wash basin and WC, offering further scope for improvement.

Externally, the property enjoys well-established gardens to both the front and rear, providing attractive outdoor space with plenty of potential. A driveway offers ample off-street parking and leads to a detached garage, providing excellent additional storage.

Situated in the ever-popular village of Boston Spa, this property presents an exciting opportunity for buyers seeking a home in a desirable location with the potential to add value.

Early viewing is highly recommended to appreciate the space, location and potential on offer.

















Ground Floor

Approx. 79.5 sq. metres (855.3 sq. feet)



Total area: approx. 79.5 sq. metres (855.3 sq. feet)

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

Viewings

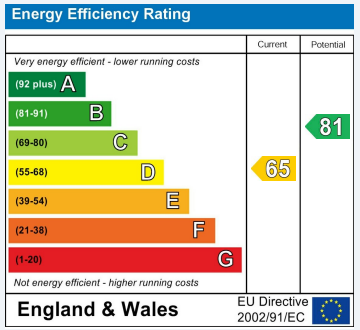
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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