



46 Grove Road, Boston Spa, Wetherby LS23 6AP
Offers Over £385,000 | Freehold

maxwell hodgson
estate agents

A traditional, extended four bedroom semi detached house with large garden situated within walking distance of this thriving village centre which offers a wide range of amenities. Gas central heating, PVCu double glazing, study, sitting room, dining kitchen, WC and utility area. On the first floor there are four bedrooms and bathroom. Outside, the gardens are a real feature including a large lawned garden and ample parking to rear. Viewing recommended. EPC Grade D

Entrance Hall

Composite front entrance door with glazed panels, inset coir mat. Single storage cupboard, stairs to first floor. Radiator, 2 wall light points. Double glazed window to side.

Dining Room/ Playroom

Radiator, double glazed window to front.

Sitting Room

Fireplace with stone hearth, brick inset and multifuel stove.

Side Entrance

PVCu door to outside. Stable door to utility area.

Fitted Cloakroom

Fitted with low flush WC, wall mounted sink. Double glazed window to side. Wall mounted Worcester gas central heating

Utility Area

Plumbing for washing machine, space for tumble dryer. Fitted cupboards providing storage space, radiator. larder style cupboard, Amtico floor.

Kitchen Diner

Fitted with a good range of base and wall units with black work-surfaces. 1 1/4 sink unit with mixer tap and drainer, tiled splashbacks. Integrated appliances include; fridge, freezer, dishwasher, electric oven and four ring gas hob. double glazed window to rear. Open to dining area with Velux window, double French doors to rear garden. Amtico flooring. Two radiators.

First Floor Landing

Loft access with pull down ladder, radiator, picture rail. Double glazed window to side.

Bedroom One

Fitted with two double built in wardrobes with storage above. Feature fireplace. Picture rail. Double glazed window to front. Radiator.

Bedroom Two

Fitted with double built in wardrobe. Feature fireplace. Picture rail. Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Bedroom Four

Double glazed window to front. Picture rail. Built in cupboard. Radiator.

Bathroom

White suite - bath with Mira electric shower, vanity wash hand basin, low flush WC. Heated ladder style towel rail. Obscure double glazed window to side. Part tiled walls. Inset down lights.

Outside Front

Wrought iron gate to front path leading to front and side entrance doors. Two raised



beds bordered by slate shingles. Mature shrubs, hedges to borders.

Outside Rear

Large shot blasted sandstone patio with outside tap and power point. Timber planter with palm tree and fixed dining table. Side path to front. Good size lawns with timber fencing to side summer house. Wood stores and large storage shed 11' x 11' Gravel parking area accessed from the rear providing ample car standing space.

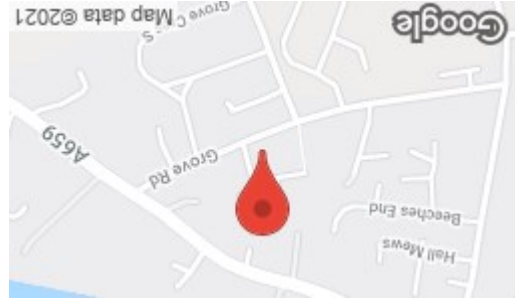
Services

All mains services connected.

Council Tax

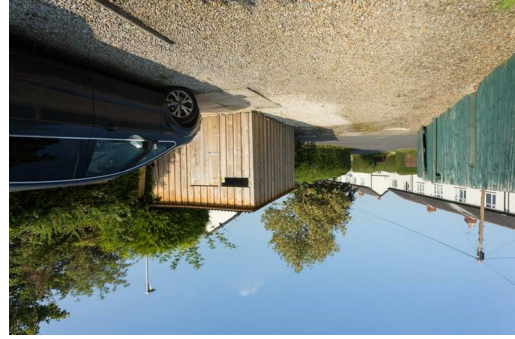
We understand the property comes under tax band C.





On entering Boston Spa from the direction of the A1, proceed through the village centre on the High Street. Continue through the village centre eventually turning right into Clifford road, left into Grove Road whereupon the property is situated on the left and can be recognised by our for sale board.

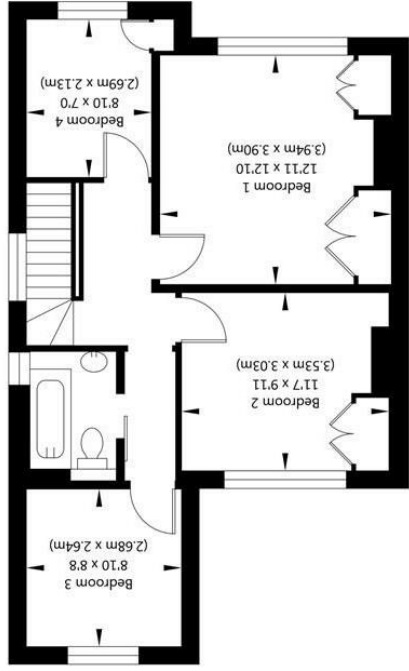
Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1328 SQ FT / 123.43 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurerepropertymarketing.com © 2020



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 571 SQ FT / 53.06 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 757 SQ FT / 70.37 SQ M

