

38 Holly Road, , Boston Spa LS23 6NR £232,000 | Freehold maxwell hodgson

estate agents

This three bedroom semi is presented in excellent condition and would make an ideal first time buy or investment property. Benefiting from gas central heating and PVCu double glazing the accommodation includes: well fitted dining kitchen, attractive through lounge, three bedrooms, refitted bathroom. Boston Spa is a highly sought after location offering excellent shops, restaurants and bars primary schools and amenities.

EPC band C.

# Kitchen / Dining Room

PVCu double glazed front entrance door, contemporary radiator, stairs off to first floor. with Led lighting. PVCu window to front elevation. Breakfast bar dividing to:
Kitchen area, fitted with an excellent range of base and wall units, black granite effect work surfaces and upstands with inset one and quarter bowl sink and drainer. Led below unit and base unit lighting, Indesit electric oven and hob with extractor hood.
Integrated dishwasher and fridge freezer.
Vinyl floor, storage cupboard, plumbing for washing machine. Part glazed rear door to garden. door to lounge.

# Lounge

PVCu windows to front and rear with custom made wooden blinds. Contemporary electric fire. Coved ceiling, 2 radiators. TV point.

# First Floor Landing

PVCu window to rear with custom made wooden blind.

### Bedroom One

Radiator, access to loft space. PVCu window to front with custom made wooden blind. Large storage cupboard with hanging rail.

## Bedroom Two

Storage cupboard Ideal gas combination boiler. PVCu window to front.

### Bedroom Three

Radiator, PVCu window to rear with custom made wooden blind.

#### Bathroom

Recently refitted with white suite comprising tiled panelled bath with direct shower over, pedestal wash hand basin, low level WC. Ladder style heated towel rail fully tiled walls. Inset ceiling spotlights. Obscure PVCu window to rear.

#### Rear Garden

Large decked terrace ideal for alfresco dining. Good sized lawns with part walled and fenced boundaries. Side area with timber shed.

# Front Garden

Lawns with low level timber fencing and hand gate to front entrance.

## **Council Tax**

We understand the property is in council tax band B.

### Services

All main services connected













(m16.6 x m64.6)

11.3 × 10.10

Bedroom 1

(m10.2 x m3E.5) L.9 × 6.L Bedroom 3





Map data ©2019

Hayfield Ave





Heathfield Ln

Directions

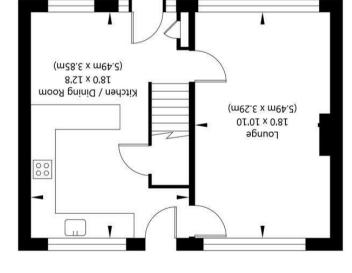
699Y

recognised by the agents for sale board.

is situated on the right hand side can be

the left and left again whereupon the property first right into Holly Road following around to the High Street, turn right into Wickham Ave, the A1, proceed through the village centre on On entering Boston Spa from the direction of





M 92 76.65 \ T7 92 054 .XOR99A GROSS INTERNAL FLOOR AREA First Floor

M Q2 T6.6E \ T7 Q2 0EP .XOR99A GROSS INTERNAL FLOOR AREA **Ground Floor** 



(mSe.2 x m4e.e)

L.6 × TT.OT

Bedroom 2

M Q2 46.9T / T3 Q2 088 A3AA ROOJ3 JANA3TNI 2209.3 3TAMIXORINA NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

