



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









## Directions

On entering Boston Spa from the direction of the A1, proceed through the village centre on the High Street, turn right into Wickham Ave, first right into Holly Road following around to the left and left again whereupon the property is situated on the right hand side can be recognised by the agents for sale board.

