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LING CROFT, BOSTON SPA, WETHERBY, LS23 6PL

£290,000

2 BEDROOM BUNGALOW
EPC Rating: D

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Highly desirable CHAIN FREE two bedroom bungalow in Boston Spa, in need of some modernisation.

Charming two bedroom semi-detached bungalow situated in the highly desirable village of Boston Spa, offers an excellent opportunity for buyers seeking a property with potential to modernise. Enjoying a peaceful setting, the home is ideal for downsizers, first-time buyers, or investors alike.

The accommodation briefly comprises an entrance hall leading through to a kitchen fitted with a range of base and wall units, offering scope for updating to suit individual tastes. There is a bright and comfortable living arrangement complemented by two well-proportioned bedrooms, both offering good natural light and flexibility of use.

The property also benefits from a wet room-style bathroom, providing practical and accessible facilities.

Externally, the bungalow enjoys well-established gardens to both the front and rear, creating a pleasant outdoor environment with plenty of potential for landscaping or relaxation. A driveway provides ample off-street parking and leads to a detached garage, adding further convenience and storage.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a home in a prime village location with excellent amenities, transport links, and a strong sense of community.

MATERIAL INFORMATION

TENURE Freehold

COUNCIL TAX BAND C with Leeds City Council

SERVICES The property has mains gas, electricity, water and drainage / sewerage, which were connected and working at the time of our inspection.

BROADBAND / MOBILE SIGNAL & COVERAGE is available in this area
Mobile and Broadband checker - Ofcom

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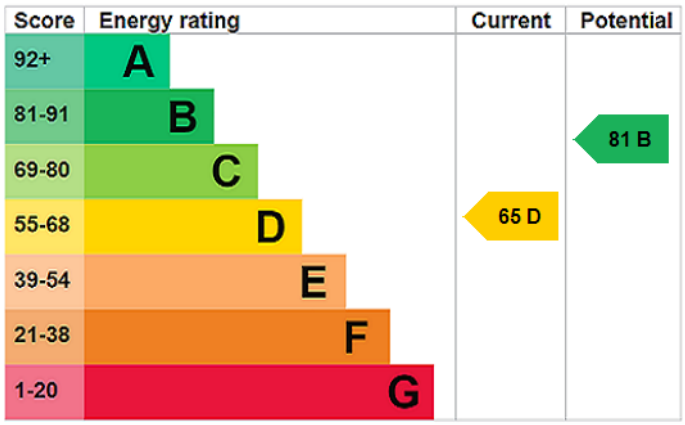












Ling Croft, Boston Spa, LS23

Approximate Gross Internal Area = 639 sq ft / 59.4 sq m
Garage = 225 sq ft / 20.9 sq m
Total = 864 sq ft / 80.3 sq m

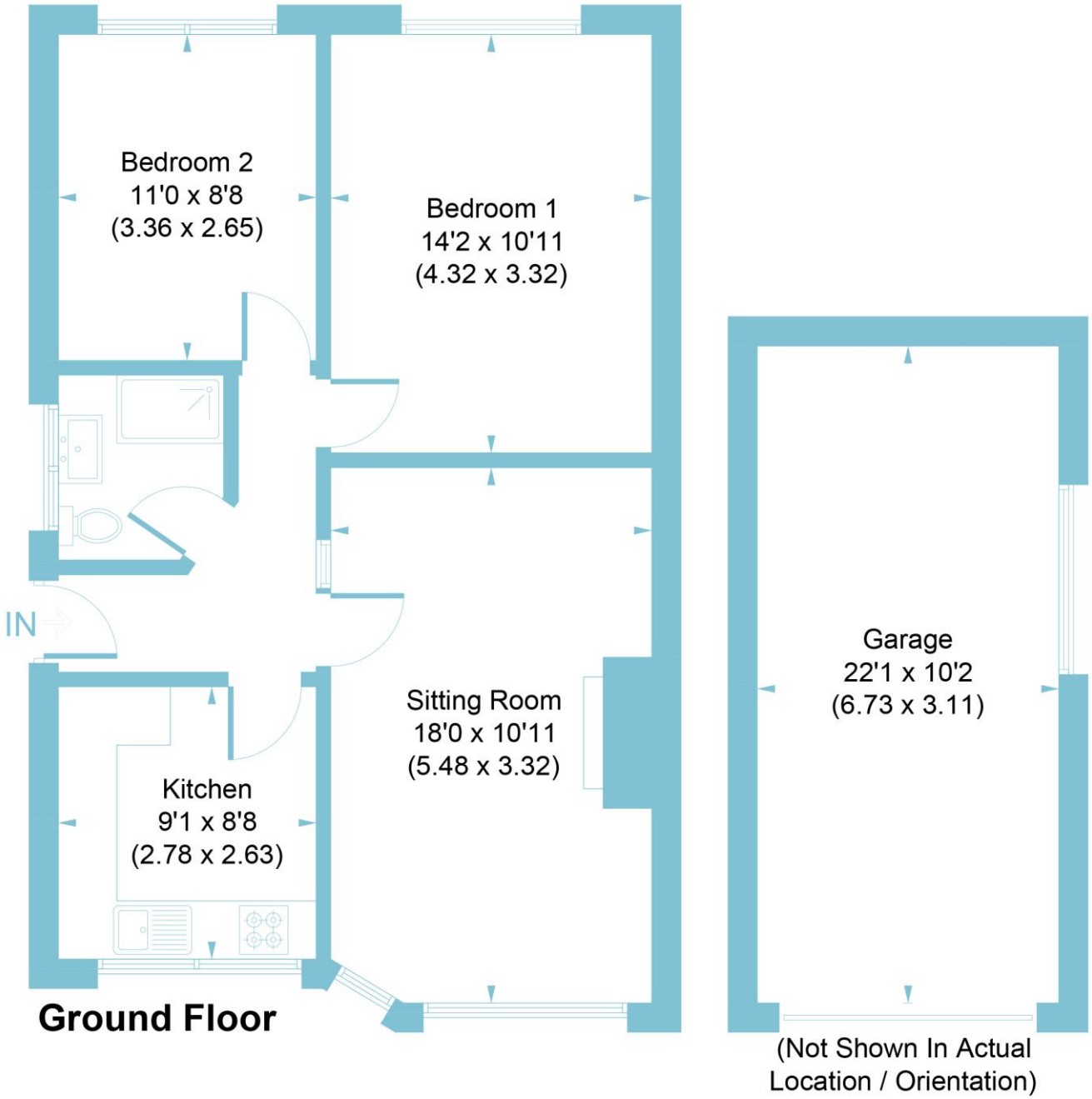


Illustration for identification purposes only, measurements are approximate,
Pursuant to RICS property measurement standards
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.