



**51 Holly Road  
Boston Spa, Wetherby, West Yorkshire LS23 6NR**

**Guide price £180,000**

SITUATED IN THE POPULAR VILLAGE OF BOSTON SPA  
IN NEED OF MODERNISATION THROUGH OUT  
GAS BOILER ONE YEAR OLD  
CORNER LOCATION GARDENS FRONT AND REAR  
HUGE POTENTIAL TO CONVERT INTO A THREE BEDROOMED / EXTEND SUBJECT TO PLANNING.  
CONVENIENT TO COMMUTE TO LEEDS YORK AND WETHERBY  
EPC C COUNCIL TAX BAND B

# 51 Holly Road, Boston Spa, Wetherby, West Yorkshire LS23 6NR

## Summary

Set in the popular village of Boston Spa A VERY RARE TO MARKET two bedroomed semi detached home, in need of modernisation - a great project which would appeal to many buyers.

The accommodation briefly comprises to the ground floor - kitchen and spacious lounge. To the first floor is two generous sized bedrooms, house bathroom and separate WC.

Gardens to front and rear.

## Description

### LOUNGE

5.08m (16' 8") x 3.28m (10' 9")

Window to the rear and front aspect. Two Doors to the kitchen.

### KITCHEN DINER

5.31m (17' 5") x 3.94m (12' 11")

Fitted with a range of wall and base units. Work surfaces. . Stainless steel sink unit. Tiled walls. Window to the rear aspect. Under the stairs cupboard. External door to the rear.

### STAIRS TO THE FIRST FLOOR

Doors to the bedrooms, house bathroom and separate WC.

### BEDROOM ONE

4.44m (14' 7") x 3.25m (10' 8")

Window to the front aspect. Access to the loft space.

### BEDROOM TWO

3.33m (10' 11") x 3.86m (12' 8")

Window to the front aspect. Storage cupboard.

### BATHROOM

Bath with shower over. Wall mounted basin

### SEPERATE WC

Low level WC. Window to the rear aspect.

### Gardens

Rear garden laid to lawn with middle garden path, garden shed, trees and shrub borders. With two access entries onto the front garden, established borders mainly laid to shrubs.

## Location

Located along the bank River Wharfe is the charming village of Boston Spa. The small area is comprised of a variety of shops and entertainment opportunities. Boston Spa is renowned for its Georgian architecture. The quintessential villas are concentrated along High Street. The village boasts an excellent choice of shops, restaurants, schooling for children of all ages, sports facilities and other public amenities which cater for most daily needs. Boston Spa is also further served by an excellent road network for daily travel to Leeds, York, Wetherby and Harrogate, with the nearby A1/M1 link road providing access to further regional road networks for swift and easy commuting throughout the area.

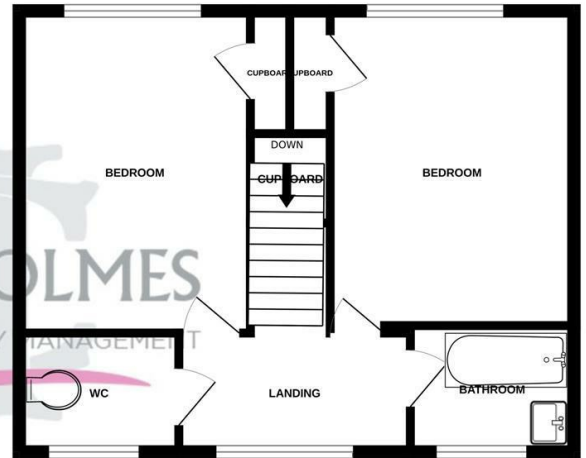
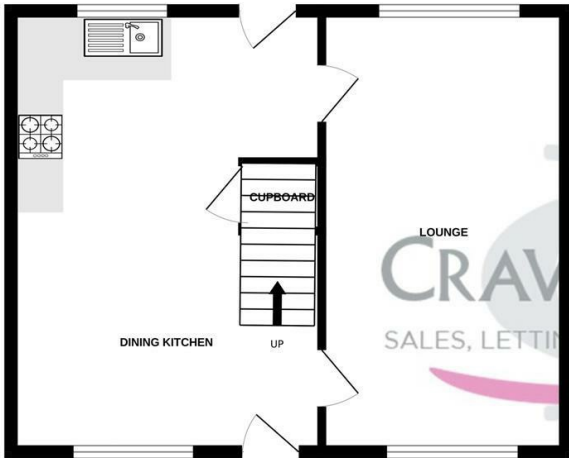
## Directions

Leave Wetherby heading South towards Boston Spa and on entering the village take the second turning right into Wickham Avenue and turn immediately right into Holly Road where the property can be identified by our Craven Holmes For Sale board.



GROUND FLOOR

1ST FLOOR



51 HOLLY ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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