



## Heath Drive, Boston Spa, Wetherby Asking Price £399,995

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

An ideal family opportunity set within this most sought after location, offering spacious 4 bedroom living accommodation with delightful lawned gardens, and being offered for sale with vacant possession.





## Accommodation

A four bedroom detached family house set within this most sought after development within the heart of Boston Spa, offering quick and easy access to the market town of Wetherby and the A1 motorway.

The property is being offered for sale with both vacant possession and no onward chain, enjoying a generous lawned rear garden with potential for further expansion and improvement.

Internally the property is entered through a uPVC framed double glazed front door into a spacious reception hall having a staircase leading to the first floor accommodation with built-in understairs storage cupboard. The hall includes a radiator and coved cornices.



The principal reception room is a spacious through lounge having a feature living flamed coal effect gas fire set on a stone hearth with an exposed brick surround. The through lounge offers ample space for both living and dining, and includes a television aerial point, radiator, coved cornices and uPVC framed double glazed French doors lead out onto the gardens beyond.

Located at the rear of the house is a breakfast kitchen having a range of built-in base units with rounded edged worktops and a polycarbonic sink unit. There are a range of matching high level storage cupboards in addition to an electric point for cooking and plumbing for a washing machine. There is ample space for a breakfast table and a uPVC framed double glazed casement window overlooks the rear gardens.



Located centrally is an inner hall/study with a rear courtesy door and a downstairs cloakroom having a low flush toilet and wash hand basin.

The property enjoys four bedrooms with the main bedroom being positioned at the front of the house, having a bank of built-in wardrobes. Bedroom two is located at the rear having a twin double fronted wardrobe in addition to a walk-in shower cubicle with a full height tiled surround.

Bedroom three is positioned over the garage with a built-in wardrobe with sliding doors, with bedroom four being a single bedroom with a double fronted wardrobe and overbed storage. All four bedrooms include radiators.



The internal accommodation is completed by a house bathroom which has a traditional three piece white suite comprising a low flush WC, pedestal wash hand basin and inset panelled bath. The bathroom enjoys full height tiled splashbacks.

## To The Outside

The property is accessed directly off Heath Drive onto a blocked paved front driveway which provides off-street parking for numerous vehicles and in turn accesses the integral single garage which has an up and over garage door. The property's front garden has been well maintained with a shaped lawn and herbaceous borders in addition to mature hedged front boundaries.

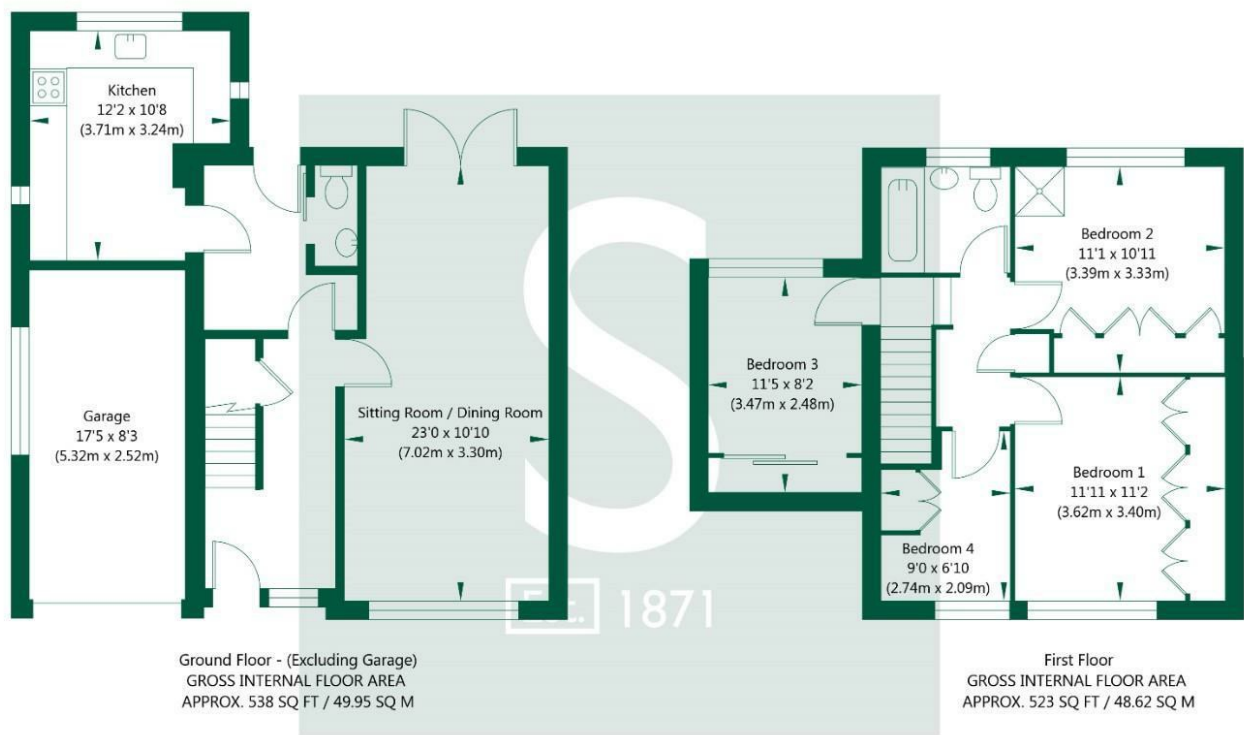
The property's rear garden is rectangular in nature being laid to lawn with well stocked herbaceous borders and surrounding hedged, fenced and tree lined boundaries creating the ideal family environment.

A small patio adjoins the rear elevation and is ideal for outside entertaining.

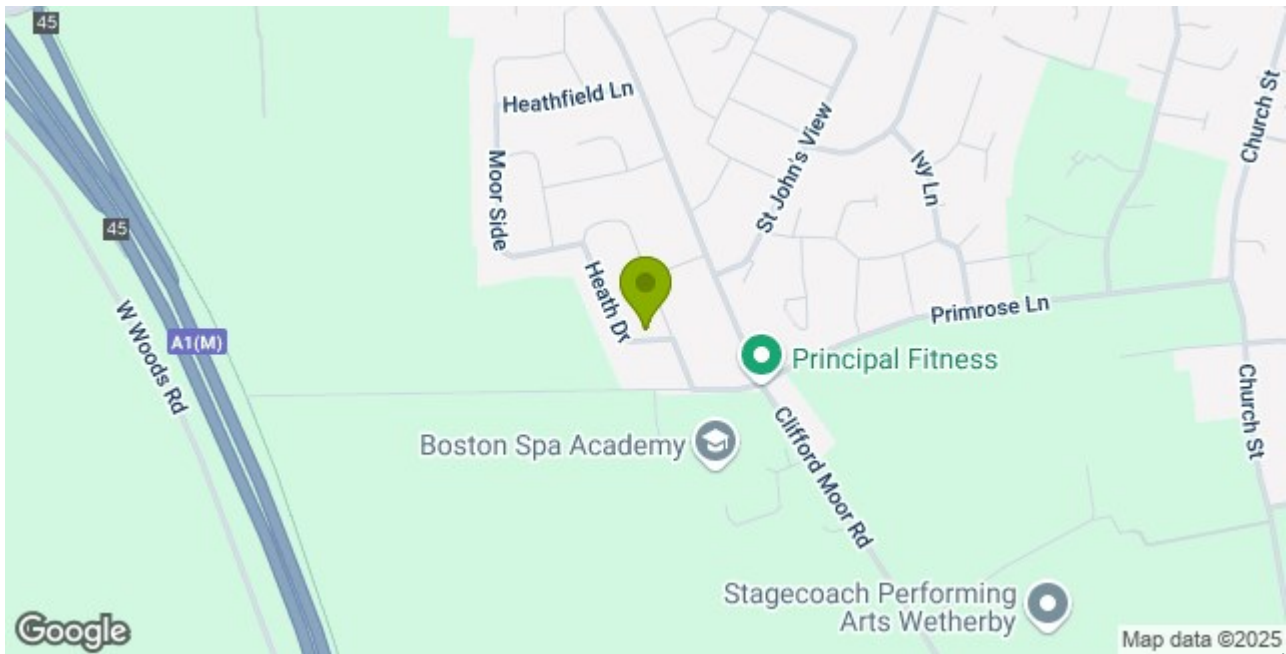
Boston Spa is one of the region's most sought after village locations and an early inspection is strongly recommended.



Heath Drive, Boston Spa, York, LS23 6PB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1061 SQ FT / 98.57 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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