



TENURE
Freehold.

COUNCIL TAX
Band B (from internet enquiry).

SERVICES
We understand mains water, electricity, gas central heating and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

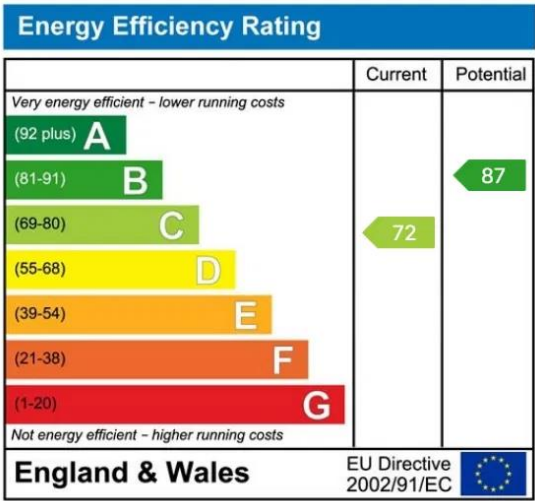
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared June 2025



Boston Spa ~ 9 Helmsley Road, LS23 6NW

A spacious 2-bedroom semi-detached house benefitting from generous sized gardens offering potential for modernisation and extension subject to planning. Available with no onward chain.

- 2 double bedrooms
- Living room and Kitchen
- Conservatory and attached Garage with store
- Gas central heating and double glazing
- Off road parking to front
- Generous sized gardens to the rear

£237,500 PRICE REGION



MISREPRESENTATION ACT

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ESTATE AGENTS
VALUERS

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Property Description

This two-bedroom semi-detached home, offered with **no onward chain**, presents an exciting opportunity for buyers looking to modernise and potentially extend, subject to the necessary planning permissions. Set within a popular residential area, the property is within easy reach of the vibrant Boston Spa High Street, with its array of shops, cafés, restaurants, and local amenities.

The accommodation begins with an entrance passageway leading into a welcoming hallway. To the front of the property is a bright and spacious living room, while the kitchen to the rear has a range of fitted wall and base cupboards, work tops and sink. There is a conservatory at the rear that overlooks the garden – an ideal spot to enjoy the outdoor space in all seasons. Off the passageway there is a useful utility room and integral access to the garage. Upstairs, there are two generously sized double bedrooms one with fitted wardrobes along with a family bathroom with three piece suite.

Outside, the property benefits from off-road parking to the front, a detached garage, and a **generous rear garden** – perfect for families, gardening enthusiasts, or those seeking space to extend the home in future.

With its desirable location and scope for improvement, this is a home full of potential and one that invites viewing to fully appreciate what’s on offer.

