GREEN LEA CLOSE

WETHERBY, LS23 6SU

£315,000

FREEHOLD

AN ATTRACTIVE TWO-BEDROOM HOME WITH A SOUTH-FACING GARDEN, GARAGE AND DRIVEWAY PARKING

Situated within the popular village of Boston Spa, this appealing two-bedroom home presents an excellent opportunity for first-time buyers, couples and those seeking a well-appointed property in a desirable village setting. Offering well-proportioned accommodation, a practical layout and a superb south-facing garden, the property combines comfortable modern living with a range of features designed to enhance everyday life.

MONROE

SELLERS OF THE FINEST HOMES

GREEN LEA CLOSE

• An appealing two-bedroom home ideally suited to first-time buyers, couples and small families. • Two well-proportioned bedrooms • A generously sized living room • A separate kitchen offering a practical and well-defined cooking space. • A stylish family bathroom • A south-facing rear garden • An excellent outdoor entertaining space • A substantial private garage offering extensive storage, secure parking and potential for conversion, subject to the necessary permissions. • Driveway parking for 2 cars • A sought-after village setting

The ground floor opens into an inviting entrance hall, leading through to a generously proportioned living room that provides an ideal setting for both relaxation and entertaining. A separate kitchen offers a practical and well-defined space for everyday cooking and meal preparation, while the overall layout lends itself perfectly to modern living.

To the first floor, two well-proportioned bedrooms provide comfortable accommodation and flexibility to suit a variety of lifestyles, whether for sleeping arrangements, guest accommodation or a dedicated home-working space. The family bathroom has been fitted by EPS Interiors of Harrogate, introducing a stylish finish to the first-floor accommodation.

Externally, the property continues to impress with a delightful south-facing rear garden, offering a particularly desirable setting in which to enjoy the sunshine, entertain guests or dine outdoors during the warmer months. A substantial private garage presents an exceptional additional asset, offering extensive space for secure parking, storage or hobbies, with exciting potential for alternative uses or conversion, subject to the necessary planning permissions and any other relevant consents. Complementing this is a private driveway providing off-street parking for two vehicles, adding further convenience to this appealing home.

Combining well-presented accommodation, a sunny south-facing garden, generous garaging and private driveway parking, this property represents an excellent opportunity for first-time buyers, couples and small families alike. The impressive garage also offers scope for buyers looking to explore the property's future potential, subject to the relevant permissions. An early viewing is highly recommended to fully appreciate the accommodation, outdoor space and versatility on offer.

Reasons to Buy

• An attractive two-bedroom home ideally suited to first-time buyers, couples and small families.
• Two well-proportioned bedrooms offering comfortable and versatile accommodation.
• A generously sized living room, ideal for relaxing and entertaining.
• A separate kitchen providing a practical and well-defined cooking space.
• A stylish family bathroom fitted by EPS Interiors of Harrogate.
• A south-facing rear garden perfectly positioned to enjoy the sunshine.
• An inviting outdoor space ideal for summer dining and entertaining.
• A substantial private garage offering extensive storage, secure parking and potential for conversion, subject to the necessary permissions.
• Private driveway parking for two vehicles, providing excellent everyday convenience.

• A sought-after village setting with local amenities, schooling and transport links close at hand.

ENVIRONS

Boston Spa is a highly regarded village, renowned for its attractive surroundings, welcoming community and appealing selection of independent amenities. Green Lea Close enjoys a convenient position within reach of the village's charming High Street, where an array of independent shops, cafés, restaurants and everyday conveniences creates an inviting setting for village life.

The surrounding area offers opportunities to enjoy the outdoors, with nearby green spaces and riverside walks providing a welcome escape from the pace of everyday life. Families are well catered for by local schooling, including St Mary's Church of England Primary School and Boston Spa Academy.

For commuters, convenient road links connect the village with Wetherby, Leeds and York, while local bus services provide additional transport options. Boston Spa offers an attractive balance of village character, everyday convenience and accessibility, making it a desirable choice for those seeking a well-connected home within an established community.

SERVICES

We are advised that the property benefits from mains gas, mains water and mains drainage.

LOCAL AUTHORITY

Leeds City Council.

TENURE

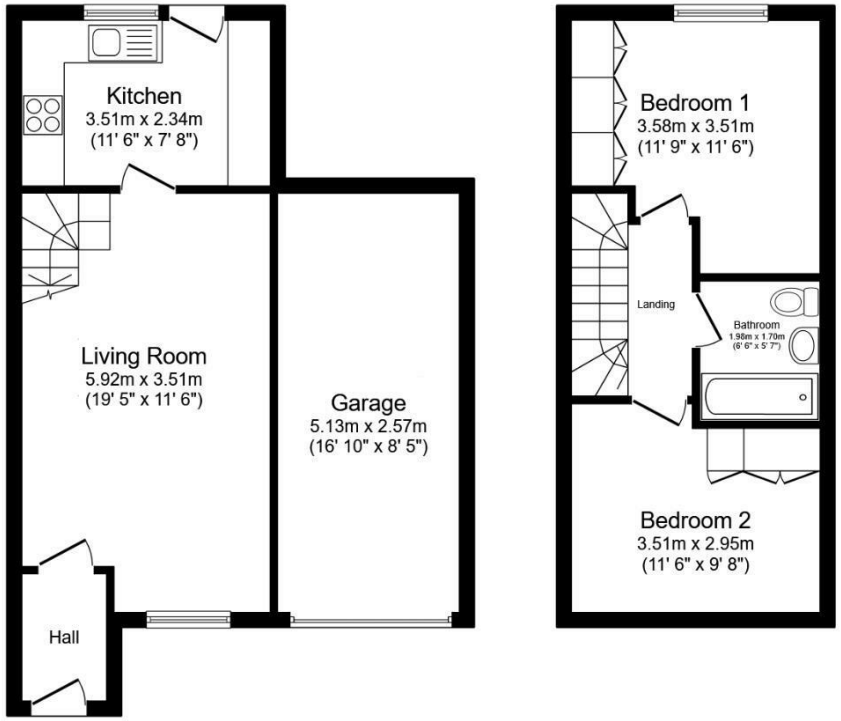
We are advised that the property is Freehold, with vacant possession to be granted upon legal completion. Prospective purchasers should verify the tenure and all associated details through their solicitor.

VIEWING ARRANGEMENTS

Strictly by appointment through the selling agent, Monroe Estate Agents.

Please note: Some images may contain computer-generated imagery (CGI) and are for illustrative purposes only.

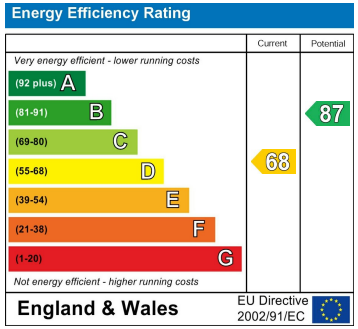
GREEN LEA CLOSE



Ground Floor First Floor

Total floor area: 76.0 sq.m. (818 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Boston Spa Sales
186, High Street Boston Spa
Wetherby
LS23 6BT

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

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