



270 HIGH STREET  
WETHERBY, LS23 6AJ

£1,150,000  
FREEHOLD

Are you in search of a distinctive property brimming with charm and character in the heart of Boston Spa?

MONROE

SELLERS OF THE FINEST HOMES

## 270 HIGH STREET

- Full of Character • Distinctive and Unique • High Street • The heart of the Village • Riverside Walks • Over four Floors • Grade 11 • 3048 Sqft • Parking Two Cars • Garage



Situated on the high street in the heart of Boston Spa, 270 High Street is an outstanding family home that perfectly captures the charm of village life. This Grade II period property boasts distinctive character features, thoughtfully blended with a modern twist. Its prime location allows residents to soak in the vibrant community spirit while also providing a tranquil escape at home. With a driveway and off-street parking. With an impressive 3,048Sqft.

This stunning period property, excellently located on the vibrant high street, oozes charm and character at every turn. With its exquisite details, this remarkable home offers a delightful haven that families will be proud to call their own.

Upon entering, you are welcomed by a breathtaking hallway that radiates warmth and character.

The ground floor features a cosy snug/family room equipped with bespoke fitted storage. You'll also find a beautifully designed kitchen that offers a double oven and a charming dining space with stunning beams overhead. This floor is completed by a utility pantry and access to a workshop that holds great potential for conversion.

Moving to the first floor, you'll discover a drawing room with a captivating feature fireplace and a log burner, alongside sweeping views of the formal dining room,

which is also impressive with its own fireplace. This level is thoughtfully designed with a separate toilet and a uniquely styled bathroom that is finished to a high standard.

On the second floor, the inviting layout showcases three spacious bedrooms along with a modern bathroom, featuring a separate walk-in rainfall shower, a bathtub, and dual sinks.

The third-floor suite is exceptional, featuring a large, bright bedroom with a welcoming en-suite, oak beam flooring, and charming French doors that enhance its appeal.

Externally, this home is complemented by a generously sized lawned garden at the front and side, with a lovely seating area surrounded by trees, shrubs, flowers, and plants. There's a parking space for two cars, a single garage, and additional garden and seating space at the rear.

**\*\*Planning permission approved for a further two parking spaces and conversion of integral garage to a sun room\*\***

Don't miss the opportunity to view this captivating home, conveniently located near all the excellent amenities and schools that Boston Spa has to offer. Call Monroe today to arrange a visit!

## SHOW STOPPERS

- Full Of Character
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Four Bedrooms
- One Bedroom Annexe
- Four Reception Rooms
- Ample Off-Street Parking

## ENVIRONS

Boston Spa takes pride in its excellent range of local amenities, including independent eateries, coffee shops, beauty salons, and trendy bars. For commuters, there's excellent connectivity to York, Wetherby, and Leeds. For those who prefer staying closer to home, there are plenty of scenic walks and local activities to enjoy.

## SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

## LOCAL AUTHORITY

Leeds City Council

## TENURE

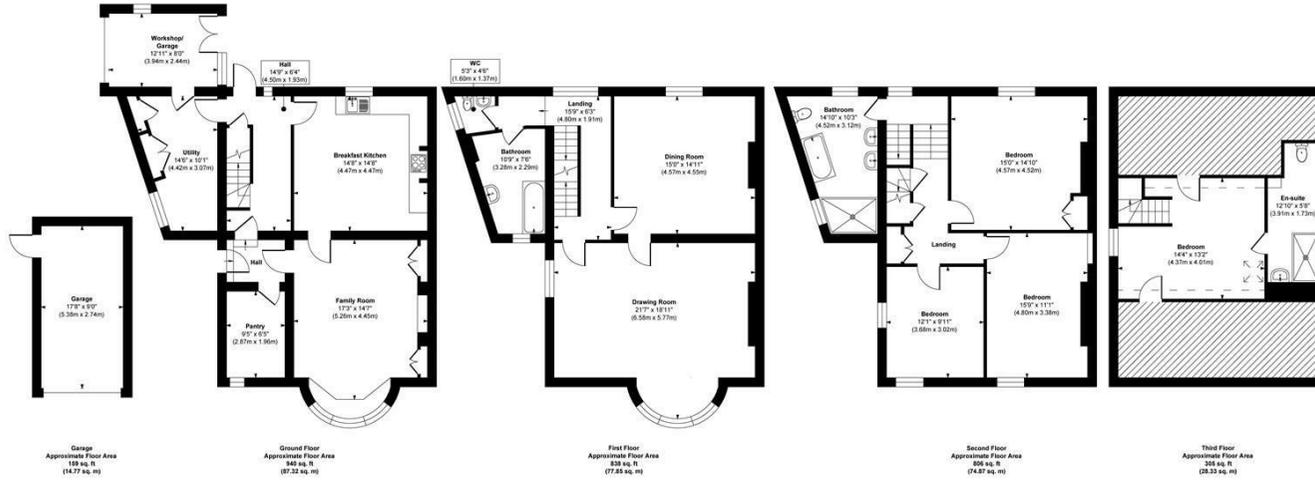
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 270 HIGH STREET

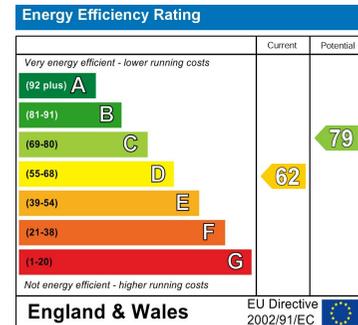




**Approx. Gross Internal Floor Area 3048 sq. ft / 283.14 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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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

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