



64 HIGH STREET
WETHERBY, LS23 6EA

£425,000
FREEHOLD

Located in the beautiful village of Boston Spa this immaculate Grade II listed family home offers spacious and versatile accommodation, stunning period features, and a landscaped south-west facing garden.

MONROE

SELLERS OF THE FINEST HOMES

64 HIGH STREET

- Beautiful Grade II listed family home
- Character features throughout
- Spacious open-plan kitchen diner
- Four double bedrooms
- En-suite and house bathroom
- Versatile lower ground floor space
- South-facing courtyard garden
- Highly sought-after location with Superb amenities close by
- On street parking
- Excellent school catchment location



Located in the beautiful village of Boston Spa this immaculate Grade II listed family home offers spacious and versatile accommodation, stunning period features, and a fabulous south-west facing garden.

Entering into an elegant living room that boasts many character features including a bay window, open fire, and stained glass window. The stylish, newly fitted kitchen provides a Smeg range cooker, integrated appliances including a wine fridge, and quartz worktops. The kitchen opens into a lovely bistro-style family dining area with bespoke joinery by Hue and patio doors onto the south-west facing garden, flooding the space with lots of natural light.

To the first floor are two double bedrooms and a fabulous recently fitted family bathroom. The second floor boasts the principal bedroom suite with shower room and another double bedroom which could alternatively be used as a home office or walk-in wardrobe.

The lower ground floor offers another useful space that could be used for a variety of purposes such as a play or games room, snug or home office. This space provides bespoke joinery accommodating a washing machine and drier.

Externally, this home has a decked terrace with steps leading down to a low-maintenance astro-turfed

lawned area perfect for relaxing and entertaining. The property benefits from permit-free car parking to the front and an easy walk into the centre of Boston Spa.

ENVIRONS

Boston Spa prides itself on its excellent local amenities, such as independent eateries, coffee shops, beauty salons, and trendy bars. For the commuter, there is excellent connectivity to York, Wetherby, and Leeds, while for those who enjoy spending time closer to home, you can enjoy an endless variety of scenic walks and local activities. Boston Spa has recently been voted one of the best places to live in the UK by The Times.

REASONS TO BUY

- Character property
- Character features throughout
- Spacious open-plan kitchen diner
- Four double bedrooms
- En-suite and house bathroom
- Versatile lower ground floor space
- South-facing courtyard garden
- Highly sought-after location
- Superb amenities close by
- Excellent school catchment location

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.

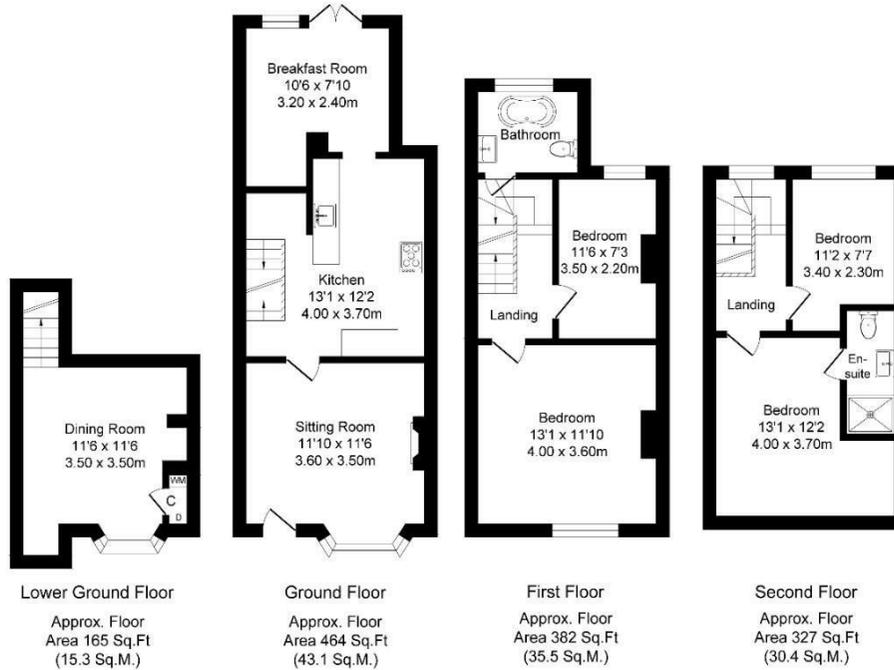
64 HIGH STREET



High Street, Boston Spa

Total Approx. Floor Area 1338 Sq.ft. (124.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
 181a, High Street Boston Spa
 Wetherby
 LS23 6AA

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

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