



**6 HAMPOLE WAY**  
WETHERBY, LS23 6FN

**£625,000**  
FREEHOLD

Are you looking for a 5 Bedroom Home in the Heart of Boston Spa?

This Beautifully Extended Five-Bedroom Townhouse in Central Boston Spa.

Located on the Highly Sought-After Churchfields Development.

**MONROE**

SELLERS OF THE FINEST HOMES

## 6 HAMPOLE WAY

- Five Bedroom townhouse • Popular Churchfields Development, overlooking communal green space • Extended to create Living, dining spaces to Ground Floor • Dining Kitchen with Electric AGA • Two en suite Bedrooms, family bathroom • Ground Floor guest Cloakroom • Beautiful cottage garden • Wild Garden to south side of Property • Single garage with high ceiling • Central Boston Spa location



Monroe are proud to bring to market!

This Beautifully Extended Five-Bedroom Townhouse in Central Boston Spa.

Located on the Highly Sought-After Churchfields Development.

This superbly presented three-storey townhouse offers generous and versatile living space in the heart of Boston Spa, just a short walk from local amenities, schools, and scenic riverside walks.

The ground floor boasts an impressive open-plan kitchen and dining area, featuring an electric AGA and high-quality fittings. Thoughtfully extended, the property also includes spacious dining and living rooms, ideal for modern family life and entertaining.

On the first floor, you'll find two double bedrooms (one with an en suite). The top floor offers three further bedrooms, one with en suite, perfect for guests or older children seeking their own space. There is also a family bathroom.

Externally, the property enjoys a beautifully maintained, fully stocked rear cottage garden, a wild garden area to the side, and a single garage offering useful storage or parking.

The property is tucked away on the edge of the development, overlooking a communal green space, with easy access to river walks

A rare opportunity to own a substantial and characterful home in a prestigious village setting—early viewing is highly recommended.

### REASONS TO BUY

1. Five bedrooms, three bathrooms
2. Extended open-plan living spaces
3. Electric AGA in kitchen
4. En suites to two bedrooms
5. Stunning rear cottage garden
6. Single garage & wild garden area
7. Prime position in central Boston Spa
8. Walking distance to local amenities

### ENVIRONS

### BOSTON SPA:

## A Thriving Village with Timeless Charm

Nestled on the banks of the River Wharfe, Boston Spa is one of West Yorkshire's most desirable villages.

Combining Georgian elegance with a vibrant, modern community, it offers the perfect balance of rural tranquillity and everyday convenience.

## Location & Transport

Boston Spa enjoys a prime location just off the A1(M), offering excellent road links to Leeds, York, Harrogate, and Wetherby. Regular bus services connect the village to nearby towns, while rail services from nearby Garforth or York provide easy commuting options to Leeds and London.

## Schools & Education

The village is home to the well-regarded Boston Spa Academy, with additional outstanding primary and secondary schools in the surrounding area, including St. John's Catholic School and Tadcaster Grammar School. Families are drawn to the village for its safe, friendly environment and strong educational reputation.

## SERVICES

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

## LOCAL AUTHORITY

Leeds City Council

## TENURE

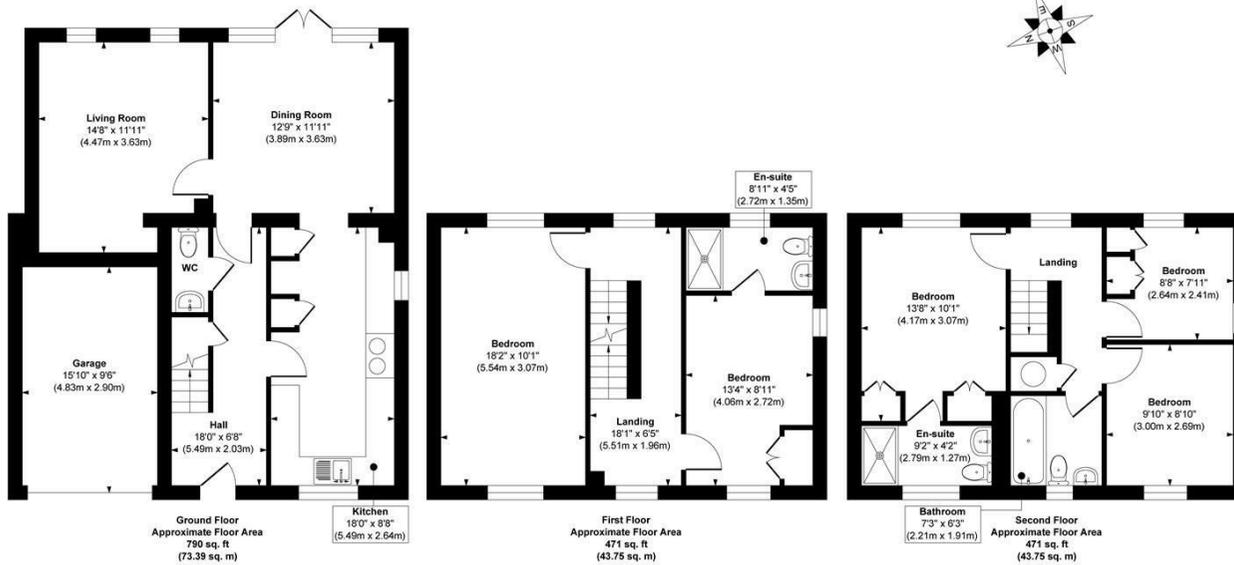
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 6 HAMPOLE WAY





**Approx. Gross Internal Floor Area 1732 sq. ft / 160.89 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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@monroestateagents.com  
www.monroestateagents.com

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