



234 HIGH STREET
WETHERBY, LS23 6AD

£925,000
FREEHOLD

Monroe is delighted to showcase this gorgeous family home, situated on the highly sought-after, amenity-rich High Street of Boston Spa Village.

MONROE

SELLERS OF THE FINEST HOMES

234 HIGH STREET

- Georgian Family Home • Highly Sought-After Location • Superb Amenities • Glorious South Facing Garden • Over 2500 Sqft • Abundance of Period Features • Fabulous Orangery • 4 Double Bedrooms and Study • Great Curb Appeal • Character Property



This fabulous Georgian home, with later Victorian additions, is packed with an abundance of period features, such as high ceilings, arches, fireplaces and decorative finishes which give a wonderful sense of character and originality throughout. As you enter the property, you are immediately welcomed by a sensational, tiled entrance hallway that grants access to a snug, which features an original feature fireplace; a cloakroom/ W.C; a cellar which offers a fully fitted utility room and ample storage; a gorgeous kitchen, and a generously sized formal living room. This wonderful reception room offers exposed beams, fitted bookshelves, a beautiful fireplace with wood burning stove, and hardwood flooring. The recently installed kitchen by DeVol features integrated appliances, a Bertazonni range cooker, quartz tops, a hot tap and underfloor heating that continues through to the fabulous orangery, which has been recently renovated to include a biofuel fireplace; a fitted bar area; a long coffee bar/quartz worktop and a fitted banquette with more storage by the dining table. The orangery can also be accessed off of the living room and grants further access onto the south-facing terrace via two sets of bi-folding doors, which gives a great sense of flow and makes the most of indoor-outdoor living!

234 High Street has been renovated throughout and displays the perfect blend of traditional and contemporary interiors, whilst retaining much of the home's original character. The period features continue

upstairs, such as exposed beams, archways and window seats. The property also benefits from solid wood shutters to the front with double glazed sash windows and plantation shutters to the bathroom windows at the rear.

On the first floor, there is a stylish primary suite which benefits from multiple fitted wardrobes, a newly installed en suite with underfloor heating and a dressing area, which also incorporates great additional fitted storage. There is also a beautiful and spacious guest room with fitted wardrobes, a study which could be used as a fifth bedroom, and a generously sized house bathroom with a large walk-in shower and free-standing tub. Next to the bathroom, there is also a large airing cupboard which hosts a new combination boiler. The property also benefits from a hive-control heating system and a newly installed direct water feed to ensure excellent water pressure throughout the home.

On the second floor, the property accommodates two further double bedrooms, one with fitted wardrobe and drawers and a large storage space in the eaves.

Externally, 234 High Street boasts a large, South-facing walled garden which has been beautifully maintained and hosts an array of mature trees, as well as a waterfall pond and an extensive lawned area. The current owners of this home have thoughtfully relandscaped to add a summerhouse and two sheds. They have also designed

various areas to entertain from, including a beautiful outdoor dining area; a dedicated firepit area and a covered gazebo with outdoor kitchen area, to capture the last of the sun setting to the west.

ENVIRONS

Boston Spa prides itself on its excellent range of local amenities, such as independent eateries, coffee shops, beauty salons and trendy bars. For the avid commuter, there is excellent connectivity to York, Wetherby and Leeds, whilst for those who enjoy spending time closer to home you can enjoy an endless variety of scenic walks and local activities.

REASONS TO BUY

- A truly unique property, a Georgian home with later Victorian additions
- Beautifully presented throughout
- Highly sought-after location
- Superb amenities close by
- 5 bedrooms
- An abundance of reception rooms
- Packed with period features
- Spacious house bathroom and en suite
- Large, recently landscaped, South facing garden

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

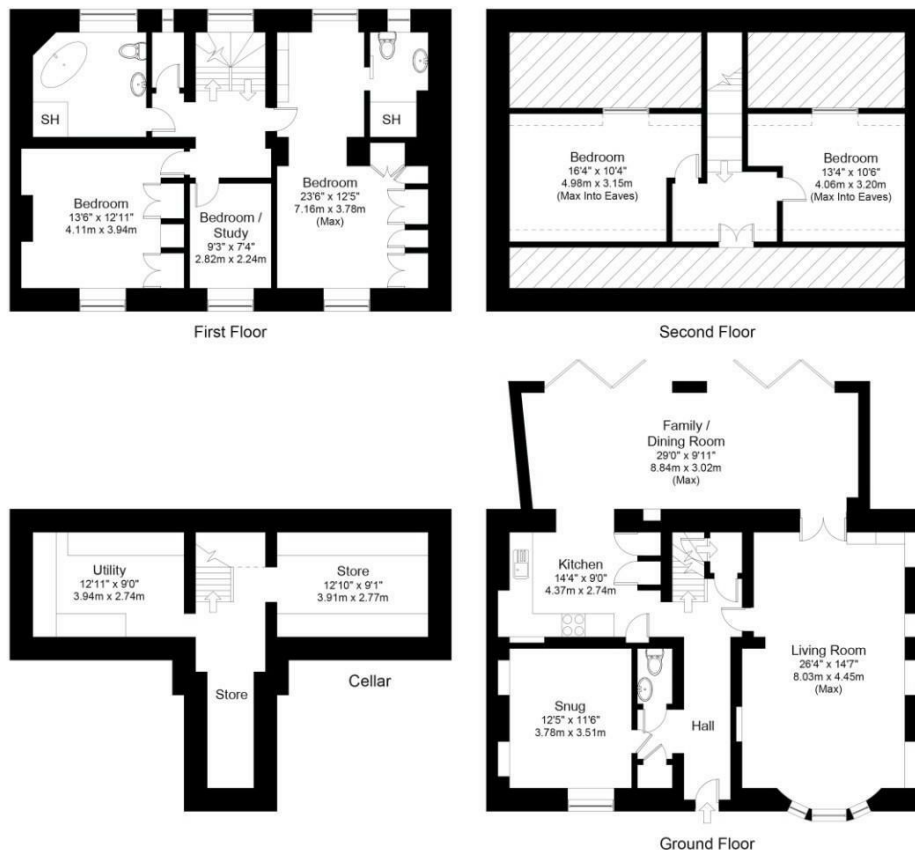
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

234 HIGH STREET





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

Gross internal floor area including cellar & eaves (approx.): 255.5 sq m (2,750 sq ft)
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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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