



6 BOSTON MEWS

WETHERBY, LS23 6JE

£299,950
FREEHOLD

This is a wonderful opportunity to own a spacious three-bedroom home that is move-in ready! With all the amenities of Boston Spa just a short walk away, this location is perfect for your next home.

MONROE

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- Mews Property Boston Spa • Village Location • Walking Distance To Shops • Three Bedrooms • Garage • Private Rear Garden • Communal Front Garden • Parking Space • Excellent Amenities • Bus Service Options



Monroe is proud to present this enchanting mews property at 6 Boston Spa Mews, a lovely home that invites you to create unforgettable memories. With three bedrooms, a garage, a private back garden, and a parking space, this retreat is ready for you to move in and thrive. Enjoy the convenience of being within walking distance of all the wonderful amenities Boston Spa offers.

As you step into this modern family home, you are welcomed by a hallway that opens to a downstairs toilet, a bright kitchen, and a living room adorned with a beautiful bay window and French doors that invite you to the serene private garden.

The first floor boasts three well-appointed bedrooms, including one with fitted wardrobes, and features a spacious, modern shower room.

This home boasts an inviting communal front garden and a charming private rear garden, complete with a well-maintained lawn and patio. Additionally, it offers a single garage along with a designated parking space, ensuring convenience and comfort for residents.

ENVIRONS

Boston Spa boasts a fantastic selection of local amenities, including independent restaurants, coffee shops, beauty salons, and trendy bars. Commuters will

appreciate the excellent transport links to York, Wetherby, and Leeds. Meanwhile, those who prefer to stay closer to home can enjoy a variety of scenic walks and local activities.

REASONS TO BUY

- Excellent Schools
- Three Bedrooms
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities In The Area
- Garden
- Parking & Garage

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

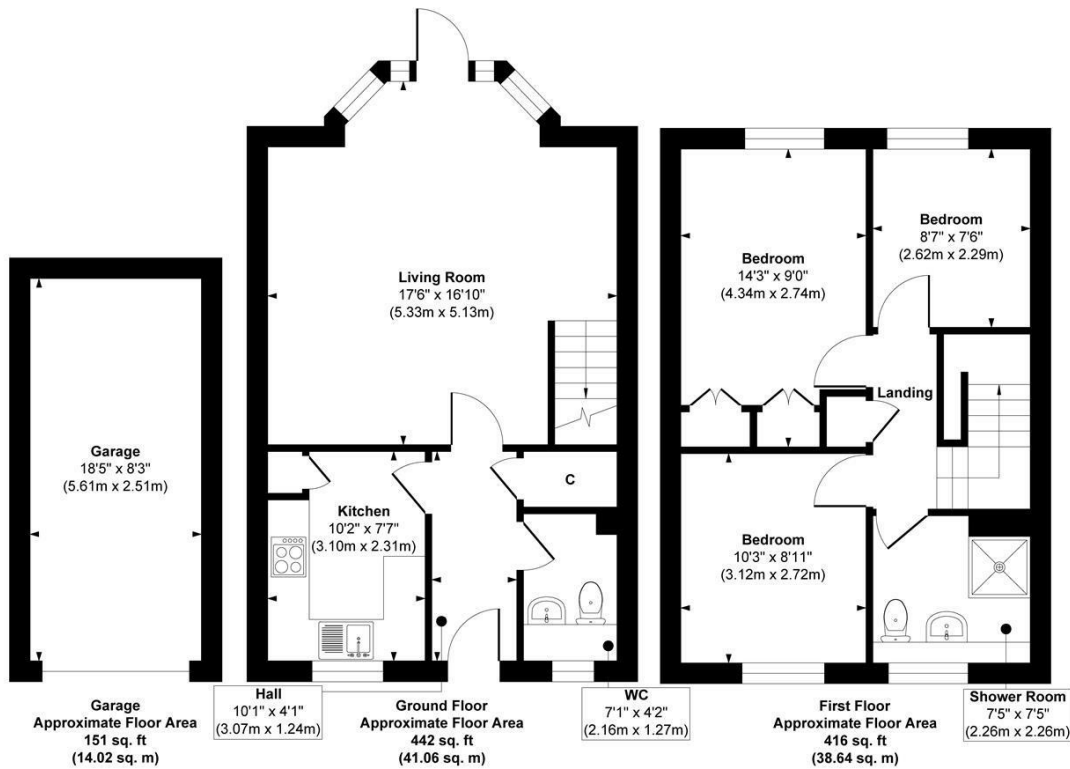
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 1009 sq. ft / 93.72 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) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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

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