



**290 HIGH STREET**  
WETHERBY, LS23 6AJ

**£799,950**  
FREEHOLD

This is an incredible opportunity in the heart of Boston Spa. With planning in place to transform this property into an immaculate family home with added ANNEX POTENTIAL. If you are interested in more information please contact Sophia on 07788868521 for more information.

**MONROE**

SELLERS OF THE FINEST HOMES

# 290 HIGH STREET

• High Street • Village

Location • Detached • Four Bedrooms • Great

Potential & Planning Permission • Double

Garage • Ideal for Multigenerational

Living • Garden • Driveway • Excellent

Amenities



Monroe is excited to present this property located on the charming High Street in the heart of Boston Spa. This remarkable detached family home boasts a spacious driveway and offers an impressive 2,493 square feet of living space.

The property has planning permission to be converted into a six-bedroom residence and features a double garage, offering various opportunities for potential buyers. Additionally, the former stable has approval for conversion into a self-contained annexe, making it ideal for multi-generational families, elderly parents, grown-up children, or even as a gym. This self-contained space will serve as a fantastic and versatile area.

As you enter, you are greeted by a charming entrance hallway filled with character. The home includes a formal living room with a feature fireplace, a formal dining room, and a spacious dining kitchen. Additionally, there is a utility room, a guest WC, and a wet room.

Upstairs, this inviting family home showcases two spacious bedrooms, accompanied by a large bathroom that beautifully combines a separate shower and a bath. The second floor offers two more bedrooms, ample storage, and an additional WC.

Externally, the property features a driveway, a double garage, a former stable, a spacious lawned garden, and

patios for outdoor enjoyment.

Full Planning permission to make into a six-bedroom property. Please call Monroe for more details.

The additional advantage of this home is the former stable, which has planning permission, offering endless possibilities and inspiration.

\*\* CGIs have been placed in this property, these are computer-generated 3D images (or, in some contexts, virtual tours) have been created to show what the interior or exterior of the property could look like \*\*

Don't miss the opportunity to see this home, which offers access to all the excellent amenities and schools that Boston Spa provides. Call Monroe today.

## SHOW STOPPERS

- Unique Detached Property
- Heart Of Boston Spa
- Spacious Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Four Bedrooms
- Double Garage
- Out Buildings with Planning
- Ample Off-Street Parking

## ENVIRONS

Situated at the bottom of the high street, Boston Spa offers easy access to picturesque walks along the river. The village takes pride in its diverse 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. For those who prefer to stay closer to home, there are plenty of scenic walks and local activities to explore.

## 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.

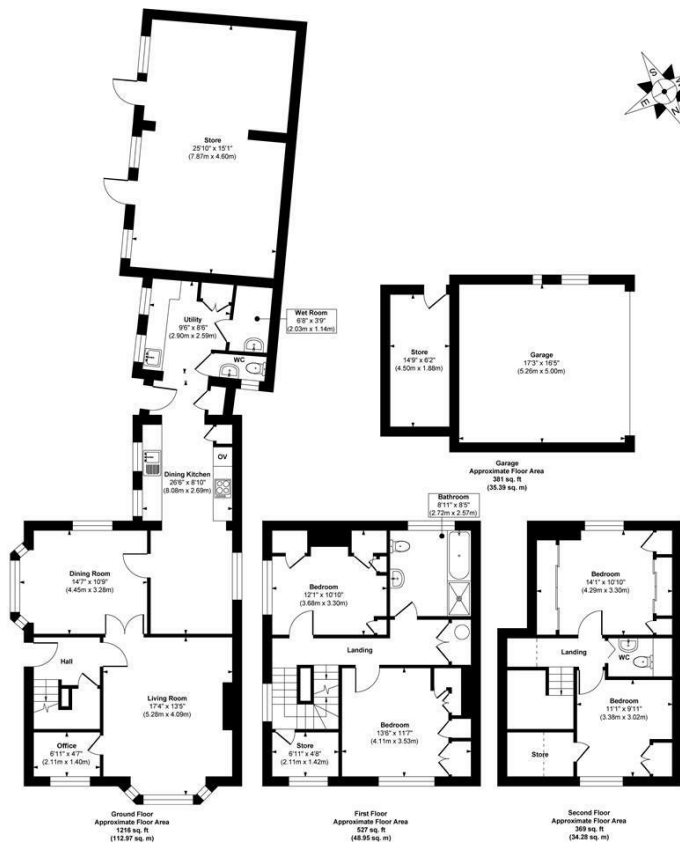
## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate

Agents.

## 290 HIGH STREET





Approx. Gross Internal Floor Area 2493 sq. ft / 231.59 sq. m (Including Garage/Outbuilding)

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>			
(55-68) <b>D</b>		<b>62</b>	<b>72</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

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