



## 1 LYNTON AVENUE

WETHERBY, LS23 6BL

£750,000  
FREEHOLD

This home is situated in a peaceful neighbourhood, yet remains close to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. With its charming features and spacious layout, this property is a wonderful opportunity for those seeking a comfortable and stylish residence in Boston Spa. Do not miss the chance to make this house your home.

MONROE

SELLERS OF THE FINEST HOMES

# 1 LYNTON AVENUE

- CHAIN FREE • Heart Of Boston Spa • Open Plan Kitchen Diner • Renovated Throughout • Four Bedrooms, Three Bathrooms • South West Facing • Great Outdoor Space • Very Spacious • Driveway for Four Cars • Within Walking Distance of Outstanding Schools



This is a must-see property that has been tastefully extended, providing ample space for your growing family. It has been a cherished family home for the past 20 years. With a generous 2,108 square feet of living space and the added benefit of parking for four cars, this home is a great find in Boston Spa. It is conveniently located in the heart of Boston Spa, close to all local amenities and excellent schools for all age groups.

This exceptional family home demands attention with its impressive flexibility in living spaces. It features four spacious bedrooms and multiple reception areas. The south-west facing garden is a significant advantage that enhances its appeal.

Upon entering the hallway, you have access to the spacious living room and a guest WC. The living room runs the full length of the house and features a charming log store.

At the heart of the home is a newly fitted kitchen/dining room that is bright and inviting, offering plenty of storage. It features Bi-fold doors that open onto the patio with a pergola, making it an ideal place for gatherings. This area is complemented by a separate utility room. The ground floor also includes a snug, with a feature spiral staircase leading to a cosy area that connects to one of the bedrooms and an en-suite bathroom.

On the first floor, you will find a spacious bedroom with fitted furniture and a contemporary En-Suite bathroom. There are two additional good-sized bedrooms and a modern, fully tiled family bathroom. There is also another bedroom with an En-Suite bathroom situated above the snug.

Externally, the front gravel driveway provides ample space for four cars, which is a significant advantage in Boston Spa. The private rear garden features a patio with a pergola and several seating areas, perfect for outdoor relaxation.

Situated in the heart of Boston Spa, the property is just a short walk from various local amenities, including shops, restaurants, and highly regarded schools, as well as excellent transport links.

For more information or to arrange a viewing, please contact Monroe Estate Agents.

## REASONS TO BUY

- CHAIN FREE
- Semi Detached Property
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Four Bedrooms

- Three Reception Rooms
- Ample Off-Street Parking

Strictly through the selling agent - Monroe Estate Agents.

## ENVIRONS

Boston Spa takes pride in its excellent range of local amenities, including independent eateries, coffee shops, beauty salons, and trendy bars. For commuters, there's excellent connectivity to York, Wetherby, and Leeds. For those who prefer staying closer to home, there are plenty of scenic walks and local activities to enjoy.

## SERVICES

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

## LOCAL AUTHORITY

Leeds City Council

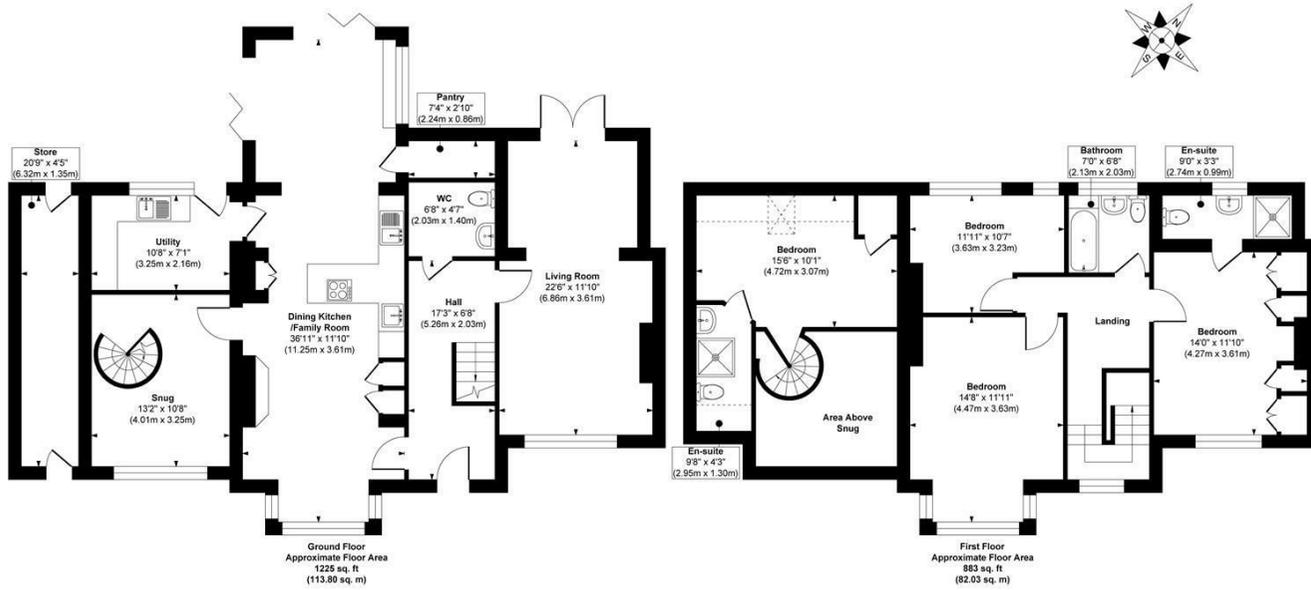
## TENURE

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

## VIEWING ARRANGEMENTS

# 1 LYNTON AVENUE





**Approx. Gross Internal Floor Area 2108 sq. ft / 195.83 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		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

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