



1 LEE ORCHARDS  
WETHERBY, LS23 6BJ

£550,000  
FREEHOLD

There is great potential on Boston Spa High Street. Call Monroe to schedule your viewing.

MONROE

SELLERS OF THE FINEST HOMES

# 1 LEE ORCHARDS

- Detached Family Home • Boston Spa High Street • Great Opportunity • Full of Potential • 1882 Sqft • Four Bedrooms • Three Reception Rooms • Double Garage & Double Off Street Parking • Excellent Schools



This is a must-see property with fantastic potential, offering a great opportunity for buyers. With a generous 1,882 square feet of living space and the added benefit of a private driveway, this home is a remarkable find in Boston Spa. It is conveniently located in the heart of Boston Spa, close to local amenities and excellent schools for all age groups.

This exceptional family home captivates with its impressive flexibility in living spaces. It features four spacious bedrooms and multiple reception areas, and the wraparound garden adds significant appeal.

Upon entering, you are greeted by a spacious hallway that provides access to the living room, dining room, kitchen, a bedroom, a bathroom, and the garage.

On the first floor, you will find three additional spacious bedrooms and another bathroom.

Externally, the front of the property offers a driveway with access to the garage, along with lawned gardens on the side and rear, as well as a patio area.

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
- Detached Property
- Heart Of Boston Spa
- Full Of Potential
- Highly Sought-After Location
- Superb Amenities Close By
- Four Bedrooms
- Three Reception Rooms
- Ample Off-Street Parking & Garage
- Wrap Round Garden

## 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

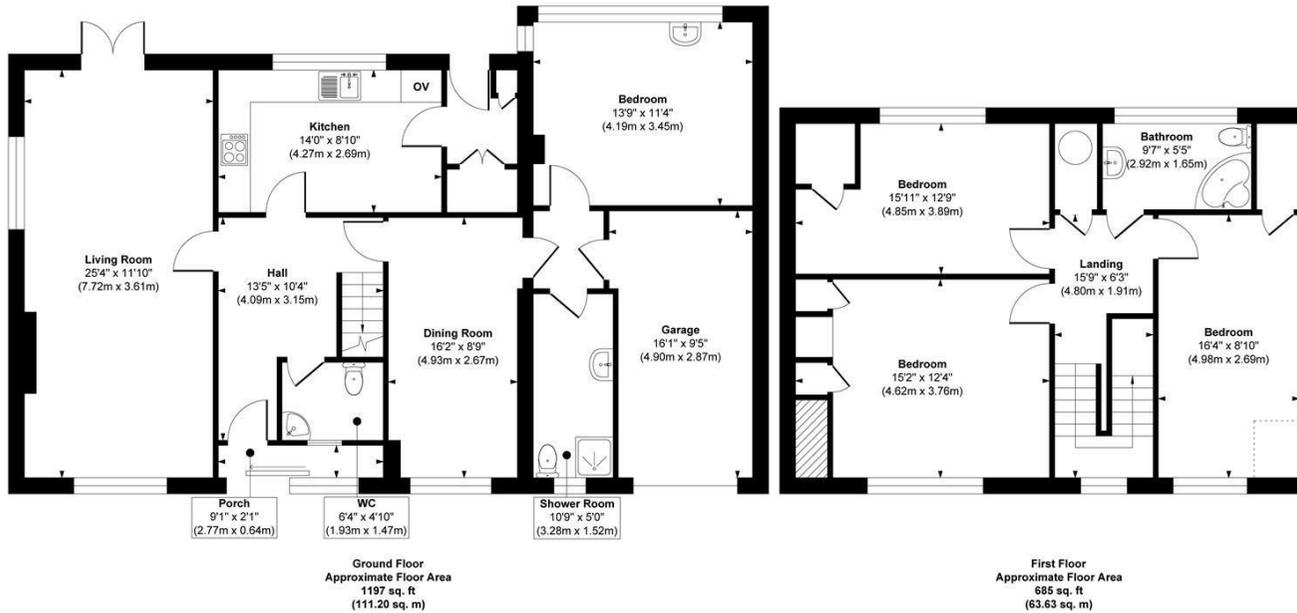
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 1 LEE ORCHARDS





**Approx. Gross Internal Floor Area 1882 sq. ft / 174.83 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Show Home.



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			
<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

**MONROE**

SELLERS OF THE FINEST HOMES