WOODSIDE ROAD

WETHERBY, LS23 6PF

£530,000

FREEHOLD

A versatile and well-proportioned family home offering flexible accommodation across two floors, with three bedrooms, two reception rooms, a dedicated home office and a family bathroom. The property combines generous living space with excellent practical features, including useful eaves and roof-void storage, a detached garage and an outdoor swimming pool, making it well suited to family life, entertaining and working from home. Its adaptable layout also provides excellent potential for a variety of living arrangements, subject to any necessary permissions.

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WOODSIDE ROAD

• Surrounded by beautiful Yorkshire countryside, offering excellent opportunities for walking and cycling • Two separate reception rooms offering excellent flexibility for family living and entertaining • Practical kitchen with easy access to the main living accommodation • Outdoor swimming pool, ideal for summer entertaining and relaxation • Detached garage providing useful storage and practical space • Flexible layout suitable for families, guests or those requiring single-level living options • Attractive village location in popular Boston Spa • Convenient access to local amenities, schools and the wider facilities of Wetherby • Excellent road connections via the A1(M), with easy access towards Leeds, York and beyond

This well-proportioned home offers versatile accommodation arranged across two floors, with a thoughtful layout that provides comfortable living space alongside excellent practical features. The ground floor opens into a generous main reception room, offering plenty of flexibility for both relaxing and entertaining, while a separate second reception area provides further scope for a dining room, family room or additional sitting space.

The kitchen is positioned conveniently off the main living accommodation and provides a practical setting for everyday cooking and dining. Also located on the ground floor are two well-sized bedrooms, making the property particularly adaptable for families, guests or those seeking convenient single-level accommodation. A dedicated office provides an ideal space for working from home, while the family bathroom is also situated on this floor.

Upstairs, a further spacious bedroom offers a private retreat, with additional eaves storage providing useful space for keeping belongings neatly organised. The first floor also benefits from access to a substantial roof void, offering excellent storage potential and further scope for a variety of uses, subject to any necessary permissions.

Outside, the property benefits from an outdoor swimming pool, creating an excellent setting for summer entertaining, relaxing and enjoying time with family and friends. The property is also complemented by a detached garage, providing valuable additional storage and practical space.

Overall, the flexible arrangement, multiple bedrooms, dedicated home office, generous reception accommodation, outdoor swimming pool and excellent storage make this an appealing home for families and buyers looking for a property with plenty of versatility and lifestyle appeal.

Reasons to buy.

* Surrounded by beautiful Yorkshire countryside, offering excellent opportunities for walking and cycling
* Two separate reception rooms offering excellent flexibility for family living and entertaining
* Practical kitchen with easy access to the main living accommodation
* Outdoor swimming pool, ideal for summer entertaining and relaxation
* Detached garage providing useful storage and practical space
* Flexible layout suitable for families, guests or those requiring single-level living options
* Attractive village location in popular Boston Spa
* Convenient access to local amenities, schools and the wider facilities of Wetherby
* Excellent road connections via the A1(M), with easy

access towards Leeds, York and beyond
* Surrounded by beautiful Yorkshire countryside, offering excellent opportunities for walking and cycling

Environs

The property is situated on Woodside Road in the popular village of Boston Spa, near Wetherby, offering a pleasant residential setting with a good balance of village convenience and access to the surrounding countryside. Boston Spa provides a range of everyday amenities, including independent shops, cafés, restaurants and local services, while nearby Wetherby offers a wider selection of shopping, leisure and professional facilities. The area is well served by local schools, including Boston Spa Academy, with further educational options available in the surrounding area. For commuters, the property is conveniently positioned for access to the A1(M), providing links towards Leeds, York and the wider motorway network, while the surrounding Yorkshire countryside offers a wealth of opportunities for walking, cycling and outdoor recreation. Overall, the location combines a desirable village atmosphere with excellent access to nearby towns and major regional centres.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

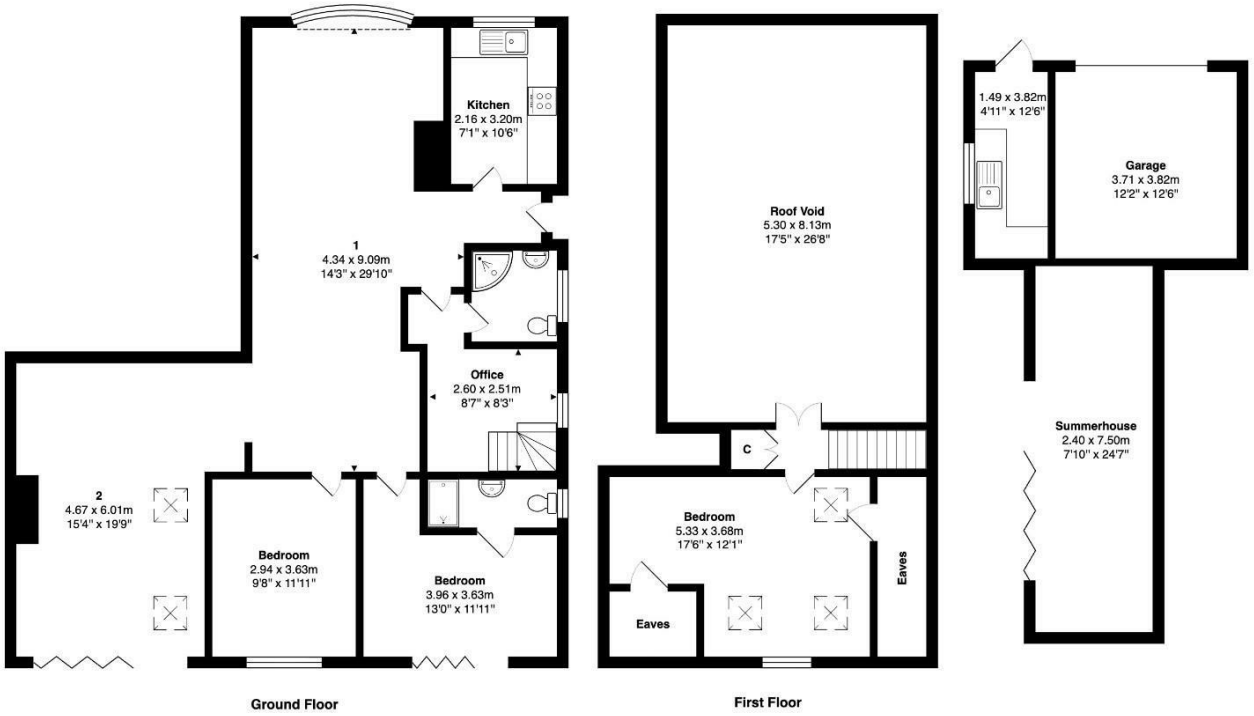
TENURE

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

VIEWING ARRANGEMENTS

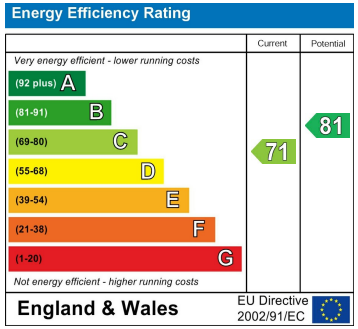
Strictly through the selling agent - Monroe Estate Agents

WOODSIDE ROAD



Total Area: 168.6 m² ... 1814 ft² (excluding eaves, roof void)

All measurements are approximate and for display purposes only



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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