



43 OXCLOSE ROAD  
WETHERBY, LS23 6FA

£1,250,000  
FREEHOLD

SOLD OFF MARKET!

MONROE

SELLERS OF THE FINEST HOMES

# 43 OXCLOSE ROAD

- Sold Off MArket

Sold Off Market with Monroe

Don't miss your chance to explore this beautifully presented and captivating detached home in a highly desirable natural setting close to the centre of Boston Spa. Contact Monroe today to schedule a visit!

## 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.

## REASONS TO BUY

- Set on a protected wildflower meadow
- Beautifully presented throughout
- Five double bedrooms
- Two reception rooms
- Private south-facing landscaped garden
- Detached garage
- Highly sought-after location
- Superb amenities in the area
- Excellent school catchment location

## SERVICES

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

## LOCAL AUTHORITY

Leeds City Council

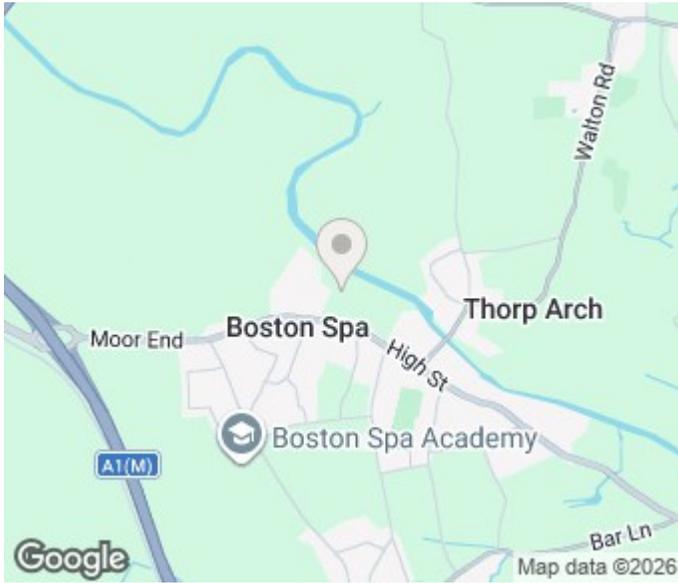
## TENURE

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.

43 OXCLOSE ROAD



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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