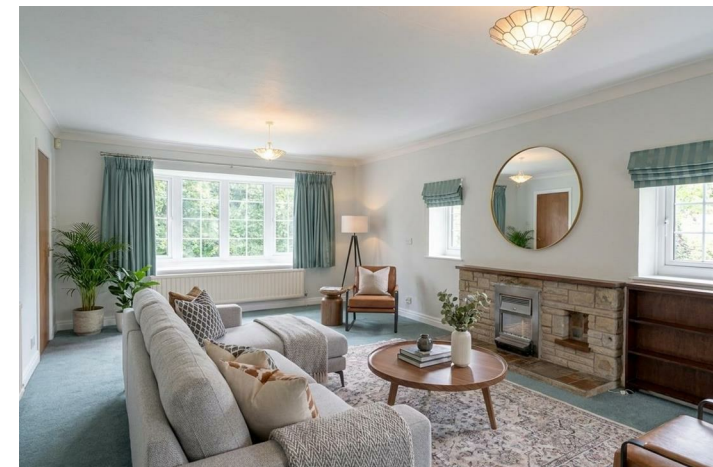




2 CLARENDON ROAD

WETHERBY, LS23 6NG

£650,000
FREEHOLD

Situated in a sought-after location, this spacious detached family home offers a superb balance of generous living accommodation and versatile spaces, making it ideal for modern family life. Thoughtfully designed throughout, the property provides multiple reception rooms, flexible working areas and well-proportioned bedrooms, all complemented by a practical layout that adapts effortlessly to a variety of lifestyles.

MONROE

SELLERS OF THE FINEST HOMES

2 CLARENDON ROAD

- Spacious detached family home
- Three generous double bedrooms, including a principal en-suite
- Multiple reception rooms offering flexible living
- Bright conservatory overlooking the garden
- Cosy snug ideal as a home office, playroom or Ground Floor Bedroom
- Well-appointed kitchen with excellent storage and workspace
- Ground floor WC for added everyday convenience
- Detached garage with ample storage and workshop potential
- Separate studio perfect for home working, hobbies or a gym
- Versatile layout designed to suit modern family living



A welcoming entrance hall sets the tone, leading through to a bright and spacious living room that provides the perfect setting for relaxing with family or entertaining guests. Double doors open into the separate dining room, creating a seamless flow for larger gatherings while allowing each room to remain distinct when desired. The adjoining conservatory offers a peaceful spot to enjoy the garden throughout the seasons and provides an additional reception space filled with natural light.

The kitchen is well-appointed with ample worktop and storage space, positioned conveniently alongside a cosy snug that lends itself perfectly as a second sitting room, ground floor bedroom, home office, playroom or reading room. A ground floor WC adds further practicality for everyday family living and visiting guests.

Upstairs, the property continues to impress with three generously sized double bedrooms. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a spacious family shower room. A generous landing enhances the sense of space and could easily accommodate a study area or additional storage. Outside, the home benefits from a substantial detached garage, offering excellent storage, secure parking or workshop potential. A separate studio outbuilding provides exceptional versatility and is ideal as a home office, gym, hobby room or creative workspace, making it a valuable addition for those seeking flexible

accommodation beyond the main house. Offering an abundance of adaptable living space, multiple reception rooms and excellent ancillary buildings, this is a fantastic opportunity to acquire a home that effortlessly combines comfort, practicality and versatility, making it perfectly suited to growing families, home workers and those who enjoy entertaining alike.

REASONS TO BUY

- Spacious detached family home
- Three generous double bedrooms, including a principal en-suite
- Multiple reception rooms offering flexible living
- Bright conservatory overlooking the garden
- Cosy snug ideal as a home office, playroom or second lounge
- Well-appointed kitchen with excellent storage and workspace
- Ground floor WC for added everyday convenience
- Detached garage with ample storage and workshop potential
- Separate studio perfect for home working, hobbies or a gym
- Versatile layout designed to suit modern family living

ENVIRONS

Boston Spa is a highly regarded and picturesque village that perfectly combines a thriving community

atmosphere with excellent everyday amenities. The village offers a superb selection of independent cafés, restaurants, pubs, boutique shops and convenience stores, together with highly regarded primary schools and the well-respected Boston Spa Academy. Residents enjoy easy access to scenic riverside walks along the River Wharfe, as well as nearby countryside, making it an ideal location for outdoor enthusiasts. Excellent road links via the A1(M) provide straightforward access to Leeds, York, Harrogate and Wetherby, while regular bus services connect the village to surrounding towns and cities, making Boston Spa a popular choice for commuters seeking village charm without compromising on connectivity. (en.wikipedia.org)

SERVICES

We are advised that the property has mains gas, mains water, mains 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

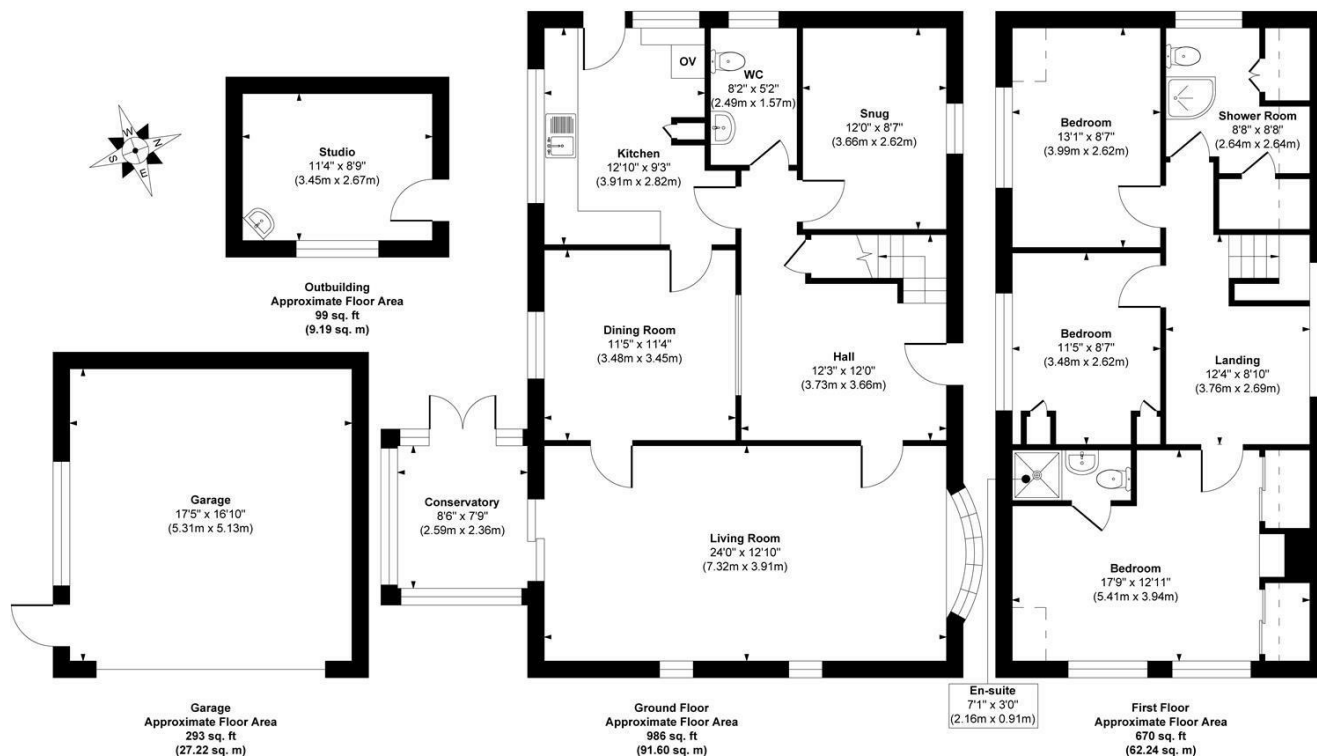
Strictly through the selling agent Monroe Estate Agents

Viewings by appointments only.

Please note some images may contain CGI

2 CLARENDON ROAD





Approx. Gross Internal Floor Area 2048 sq. ft / 190.25 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) A		
(81-91) B		
(69-80) C		
(55-68) D	69	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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