



59 MOOR SIDE  
LS23 6PN

£525,000  
FREEHOLD

Coming Soon, please call Monroe Boston Spa!

MONROE

SELLERS OF THE FINEST HOMES

## 59 MOOR SIDE

- Detached Bungalow • Four Bedrooms • Open Plan Kitchen

Coming soon.....

To arrange your viewing of this turn-key home, situated in a fantastic location, call Monroe.

### ENVIRONS

Boston Spa prides itself on its excellent range of local amenities, such as independent eateries, coffee shops, beauty salons and trendy bars. For the avid commuter, there is excellent connectivity to York, Wetherby and Leeds, whilst for those who enjoy spending time closer to home you can enjoy an endless variety of scenic walks and local activities.

### REASONS TO BUY

- Excellent school catchment location
- Soon To be Completed
- Detached Bungalow
- Highly sought-after location
- Superb amenities close by
- Four Bedrooms
- Garden
- Ample off-street parking

### SERVICES

We are advised that the property has mains water,

electricity, drainage and gas.

### LOCAL AUTHORITY

Leeds City Council

### TENURE

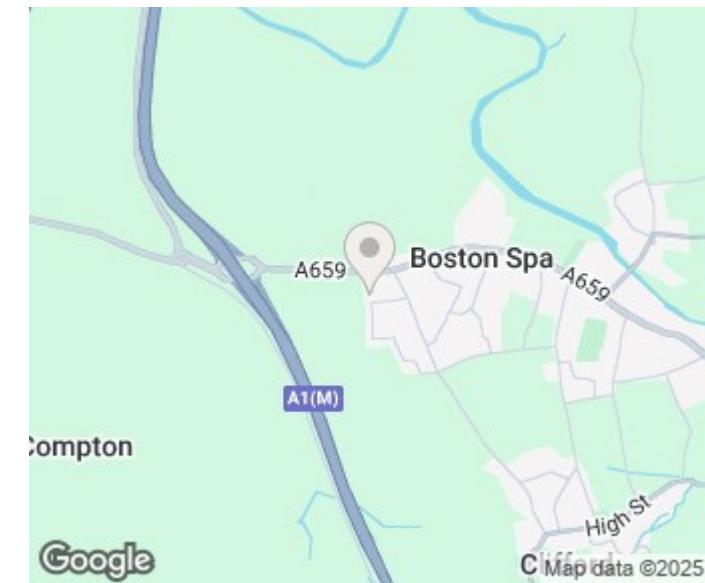
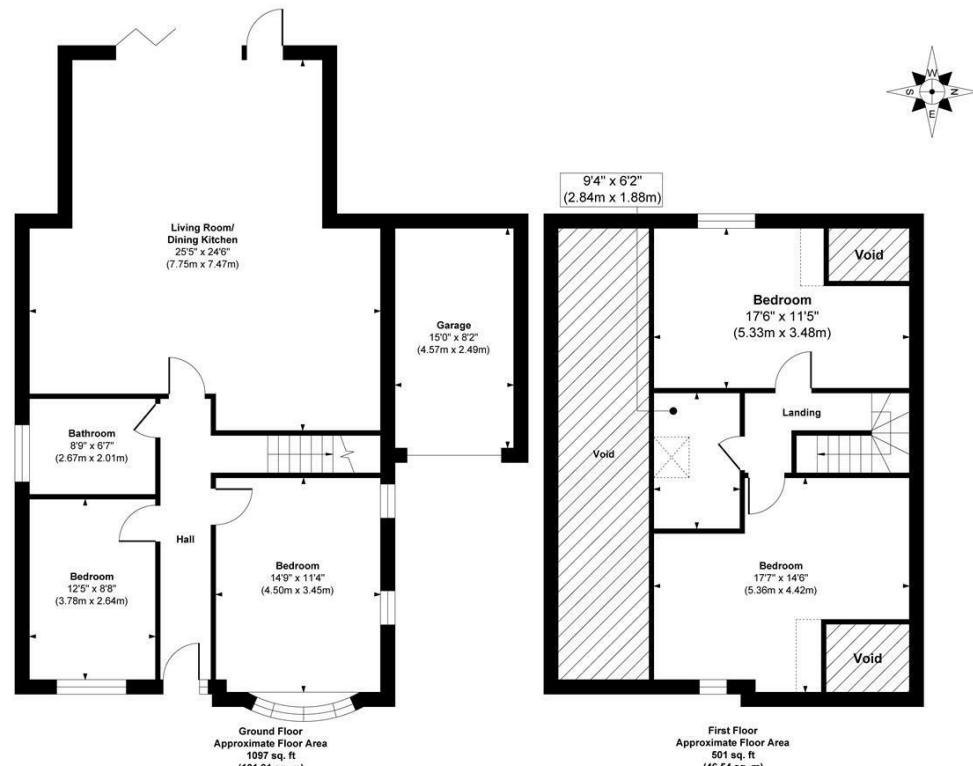
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

### VIEWING ARRANGEMENTS

Disclaimer The pictures added are what the property will look like when completed.

Strictly through the selling agent - Monroe Estate Agents.

59 MOOR SIDE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		64
(55-68) D		
(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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