



39 OXCLOSE ROAD  
WETHERBY, LS23 6FA

£899,950  
FREEHOLD

A rare opportunity to purchase a beautifully presented detached 5 bedroom property close to the centre of Boston Spa in an exceptional location. Early viewing is recommended.

MONROE

SELLERS OF THE FINEST HOMES

## 39 OXCLOSE ROAD

- Detached • Extended • Converted
- Loft • Garage Converted to Gym • Five
- Bedrooms • Three Bedrooms • Village
- Location • Access to Excellent Schools • South
- Facing Garden • Cul De Sac



Located at the end of a cul-de-sac in the heart of Boston Spa, 39 Oxclose Road is truly exceptional. This property boasts a stunning location, with the front door opening directly onto a protected wildflower meadow. The immediacy of this astounding natural beauty provides a sense of calm, openness and exclusivity. This home also affords an impressive 2,044 square feet of living space, a detached garage which has been fully converted into a gym, a driveway for two vehicles and a private south-facing landscaped garden. This therefore presents a very rare opportunity to purchase a fantastically presented property immediately adjacent to a very special natural setting, whilst also benefitting from being well connected to the vibrant community of Boston Spa.

As you step inside this immaculately presented home, a light and airy hallway greets you, leading to a practical utility room featuring bespoke cabinetry, along with a guest WC.

The formal living room is warm and inviting and leads to an expansive and bright open-plan living area. This space seamlessly blends kitchen and dining areas, along with a further relaxation area. The recently fitted bespoke kitchen from Matthew Kirk Interiors is stunning and provides ample and practical space for a busy family kitchen, with integrated Smart Samsung appliances, and a large induction hob.

Bespoke sliding doors open up to a private walled, secured and south-facing garden, which features three zoned patio areas, one of which leads to a large shed. The packed and mature borders contain numerous fruit trees and shrubs, as well as flowers in the spring and summer months.

On the first floor, you'll find a principal suite complete with a dressing room and a modern en-suite wet room. Additionally, two more double bedrooms share a family bathroom equipped with a bathtub and overlook a sedum covered roof.

The second floor offers two further double bedrooms with built-in bespoke wardrobes and eaves storage on either side. Large velux windows flood the space with natural light and provide superb views over the meadow and neighbouring River Wharfe. The floor is completed by a further contemporary wet-room with further bespoke fitted storage.

Outside, the front of the property lies a recently redesigned gravelled area, opening onto the wildflower meadow. Set at the end of a private driveway with space for two cars, the detached garage has been fully converted into a state-of-the-art gym, perfect for fitness enthusiasts. Further loft storage the full length of the garage is provided.

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

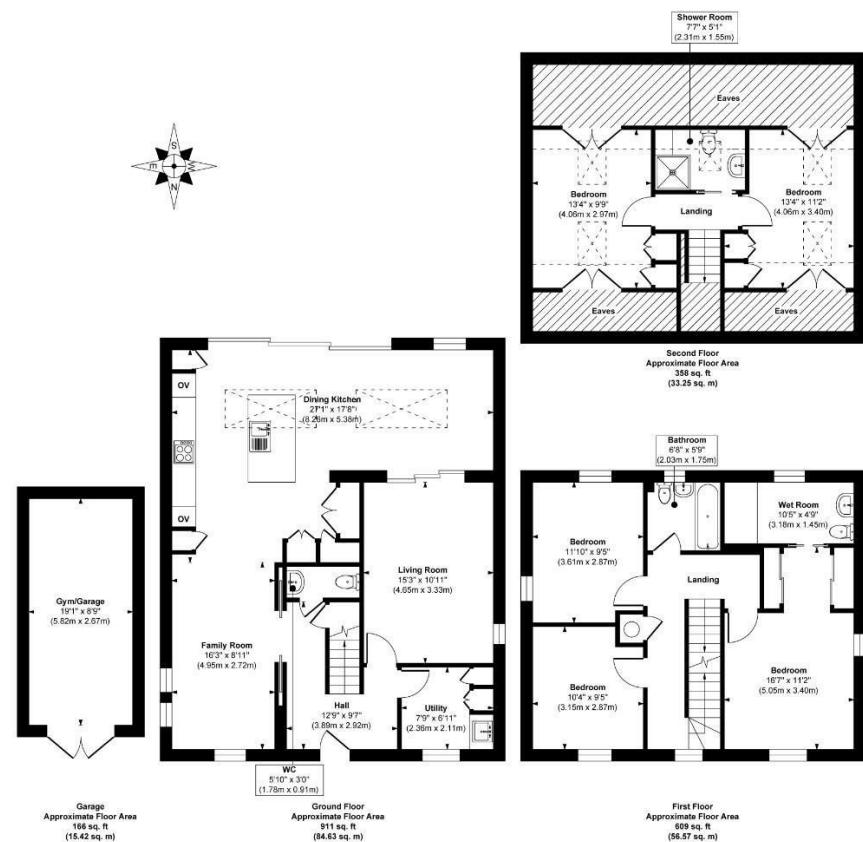
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

# 39 OXCLOSE ROAD





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	81	84
(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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