



28 THORP DRIVE  
WETHERBY, LS23 6FT

£899,950  
FREEHOLD

Introducing the **PERFECT** family home...Monroe is proud to present this immaculately presented Five-bedroomed detached situated in the highly after village of Boston Spa!

MONROE

SELLERS OF THE FINEST HOMES

## 28 THORP DRIVE

- Highly sought after location • 5 double bedrooms • 2 en suites and house bathroom • Southwest facing garden • Open plan kitchen/diner • Adjoining utility room • Snug/office • Integral double garage • Ample parking • Located on a popular development



Monroe is pleased to offer this home it is perfect for a growing family, offering an abundance of reception space and convenient storage throughout! The ground floor is comprised of a spacious entrance hallway, cosy formal living room, gorgeous open plan kitchen-diner, W.C., snug/office and an integral double garage. The kitchen features quartz tops, integrated Zanussi appliances, an Innova recessed sink/tap and a large island, and benefits from an adjoining utility room and direct access to the southwest-facing patio.

Upstairs, this wonderful home benefits from spectacular green-belt views and accommodates five double bedrooms in total and a house shower room. The impressive primary suite has been thoughtfully improved to feature a fabulous dressing area fitted with high quality, local bespoke storage, and also benefits from an En Suite. The second bedroom equally features an en suite and both the second and third offer further fitted storage.

Externally, this striking property benefits from a tonne of curb appeal with ample parking and green lawns to the side of the driveway. To the rear, there is a beautifully maintained southwest-facing garden, which is the PERFECT garden to entertain from, featuring an extended patio area, raised beds and even a decked BBQ area with a hot tub.

To arrange your viewing of this fabulous home, 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. Thorp Drive is conveniently situated just a short walk from the buzz of the Boston Spa High Street, whilst equally benefiting from its position within a quiet cul-de-sac which has a great community feel!

### REASONS TO BUY

- Excellent school catchment location
- Beautifully presented throughout
- Highly sought-after location
- Superb amenities close by
- 5 double bedrooms
- 2 En suites and a house shower room
- Integral double garage
- Large, recently landscaped 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

Strictly through the selling agent - Monroe Estate Agents.

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## ADDITIONAL INFORMATION

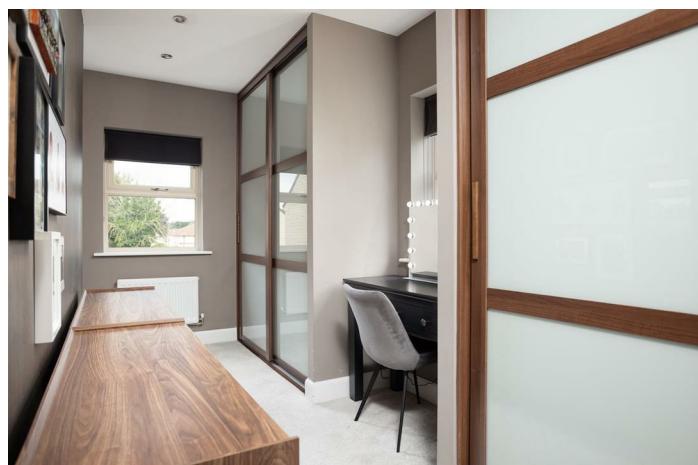
**Local Authority** – Leeds City Council

**Council Tax** – Band G

**Viewings** – By Appointment Only

**Floor Area** – 2236.00 sq ft

**Tenure** – Freehold





Gross internal floor area including garage (approx.): 207.7 sq m (2,236 sq ft)  
For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 92        |
| (81-91)                                     | B |                         | 85        |
| (69-80)                                     | C |                         |           |
| (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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