





22 GROVE CRESCENT SOUTH

WETHERBY, LS23 6AY

£600,000

FREEHOLD

There is something special about a home that has been thoughtfully designed and meticulously reconstructed to complement the way we live today, and this exceptional four-bedroom family home is just that. Completely rebuilt in 2023, the property has been transformed into a striking contemporary home, combining considered architecture, beautifully appointed interiors and impressive proportions to create a sophisticated yet wonderfully practical living environment.

MONROE

SELLERS OF THE FINEST HOMES

22 GROVE CRESCENT SOUTH

• Completely Rebuilt in 2023. • Approximately 1,945sq ft Of Accommodation. • Exceptional 25ft Open-plan Dining Kitchen. • Luxurious Quartz Worktops to Kitchen and Utility. • Zoned Underfloor Heating Throughout. • Four to Five Vehicle Driveway Parking. • Luxurious Steam and Rainfall Shower. • Versatile Accommodation Arranged Over Three Floors. • Extensive Porcelain-tiled Outdoor Entertaining Terrace. • Generous Rear Garden Extending Beyond The Treeline.





Occupying an attractive position on Grove Crescent South, the property immediately makes an impression with its traditional red-brick exterior, contrasting dark-framed windows and distinctive entrance. The broad frontage provides substantial off-street parking, while the overall appearance balances traditional materials with modern architectural detailing.

Stepping through the front entrance, you arrive at a bright and airy reception hall, where immaculate herringbone parquet flooring provides an immediate sense of the quality found throughout.
The ground floor unfolds with a natural flow, beginning with a separate front-facing living room. Thoughtfully presented, this provides an inviting retreat from the principal entertaining space, ideal for relaxed evenings, family time or simply unwinding.

Moving through the hallway, the property opens into its defining feature: an extraordinary open-plan dining kitchen, measuring over 25 feet in length. Designed around contemporary family living, cooking, dining and relaxing come together within one beautifully connected environment.

The kitchen is finished to an exceptional standard, with elegant cabinetry, luxurious quartz worktops throughout and a substantial central island. Providing additional preparation space, the island also creates an ideal setting for informal dining, morning coffee and entertaining. Integrated appliances and considered storage complete the streamlined finish, while the striking herringbone flooring adds warmth and character.

It is, however, the architecture that truly sets this room apart. The substantial rear extension incorporates an impressive expanse of black-framed glazing, with large windows and doors stretching across much of the rear elevation. This gives the space an almost pavilion-like quality, allowing the garden to become a natural extension of the living accommodation.

There is ample room for a substantial dining table, comfortably accommodating family gatherings and formal occasions, while the adjoining seating area provides a relaxed space to enjoy the garden outlook. The result is a wonderfully sociable setting that feels equally impressive throughout the day and evening.
A particularly useful addition is the separate utility room, finished to the same high standard as the kitchen, with matching quartz worktops and generous proportions.

Ascending to the first floor, the accommodation continues to impress, with three well-proportioned bedrooms arranged around the landing, together with the house bathroom. The principal bedroom is particularly generous, measuring approximately 18 feet in length, while the remaining bedrooms offer versatile accommodation for children, guests or home working. Air conditioning has also been installed in three of the property's four bedrooms.

The house bathroom has been finished in a luxurious contemporary style, featuring elegant large-format tiling, a freestanding bath and separate walk-in shower enclosure. Particularly impressive, the shower incorporates both steam and rainfall functionality, creating a spa-inspired experience.

The staircase continues to the second floor, where a further bedroom occupies an impressive loft-level space. Featuring sloping ceilings, roof windows and cleverly incorporated storage recesses, this room has a distinctive character of its own. Its generous proportions allow for a variety of uses, including guest accommodation, a teenager's retreat or home office. Its elevated position also provides welcome separation and privacy from the remainder of the accommodation.

An impressive feature of the reconstruction is the zoned underfloor heating throughout, allowing individual rooms to be controlled independently.
Outside, the rear southeast-facing garden has been designed with relaxation and entertaining in mind. Immediately

adjoining the rear extension is an extensive porcelain-tiled terrace, creating an elegant contemporary setting for outdoor dining, summer gatherings and relaxing evenings. Its close connection to the kitchen and living space makes it a natural extension of the home's entertaining accommodation.

Beyond the terrace, steps lead down to a substantial lawned garden, providing valuable outdoor space for children and families to enjoy. Importantly, the garden extends beyond the established treeline, offering additional depth and an attractive backdrop of established greenery.

Returning to the front, the extensive block-paved driveway provides off-street parking for approximately four to five vehicles, further enhancing the property's everyday practicality. Early viewing is strongly recommended to fully appreciate everything this exceptional property has to offer.

REASONS TO BUY
- Completely Rebuilt in 2023.
- Approximately 1,945sq ft Of Accommodation.
- Exceptional 25ft Open-plan Dining Kitchen.
- Luxurious Quartz Worktops to Kitchen and Utility.
- Zoned Underfloor Heating Throughout.
- Four to Five Vehicle Driveway Parking.
- Luxurious Steam and Rainfall Shower.
- Versatile Accommodation Arranged Over Three Floors.
- Extensive Porcelain-tiled Outdoor Entertaining Terrace.
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ENVIRONS
The location is another considerable attraction. Boston Spa is one of West Yorkshire's most desirable village settings, celebrated for its characterful architecture, attractive surroundings and thriving community. The village's historic High Street offers an appealing selection of independent shops, cafés, restaurants, traditional public houses and everyday amenities, creating a vibrant yet distinctly village atmosphere.

For those who enjoy spending time outdoors, the nearby River Wharfe provides a particularly beautiful setting for riverside walks, with established footpaths following the wooded riverbanks and connecting to the surrounding countryside. The popular Ebor Way also passes through the wider area, offering opportunities for longer walks towards Wetherby and Tadcaster. Closer to home, the village provides a selection of local green spaces and recreational facilities.
Families are well catered for, with a choice of local primary schools, alongside Boston Spa Academy for secondary education. The neighbouring market town of Wetherby provides an additional range of shopping, leisure and recreational facilities.

For commuters, Boston Spa enjoys convenient access to the A1(M), providing connections towards Leeds, York and further afield, while regular bus services connect the village with surrounding towns and cities.

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

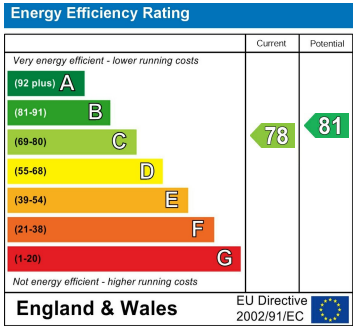
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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