



3 SPA CRESCENT

WETHERBY, LS23 6FR

£650,000
FREEHOLD

Are you looking for a modern detached property in Boston Spa?

MONROE

SELLERS OF THE FINEST HOMES

3 SPA CRESCENT

- Detached Extended Family Home • Village Location • Open Plan Living • Formal Living Room • Utility/Gym • Modern Throughout • South East Rear Garden • 1531 Sqft • Excellent Schools and Amenities • Driveway and Garage



Monroe Estate Agents are proud to present this exceptional extended three-bedroom family home, offering over 1,500 square feet of living space. Located in a quiet development in the desirable village of Boston Spa, this property combines modern comfort with a peaceful setting.

Upon entering, you'll be greeted by a bright and spacious entrance hallway that leads to a formal living room. The ground floor features a convenient downstairs WC and an open-plan living, kitchen diner, complete with beautiful bi-fold doors that open up to the southeast-facing garden, which includes decking and a patio.

The kitchen is modern and spacious, equipped with built-in appliances. Additionally, there is an integrated garage that is currently being used as a gym and utility area.

On the first floor, you'll find a luxurious primary suite with an en-suite shower room and built-in wardrobes. There are also two generously sized double bedrooms and a modern family bathroom.

Externally, the property offers a spacious driveway leading to a single garage. The rear garden is beautifully landscaped, featuring two patios—one decked—and ample space for entertaining family and friends.

Boston Spa is known for its picturesque surroundings

and excellent local amenities, including shops, restaurants, and reputable schools. The village also provides easy access to nearby towns and cities via major transport links.

For more information or to arrange a viewing, please contact Monroe Estate Agents.

REASONS TO BUY

- Detached Extended Property
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Three Bedrooms
- Driveway
- South East Garden

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.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

External Service Charge for Communal Areas £262.10

LOCAL AUTHORITY

Leeds City Council

TENURE

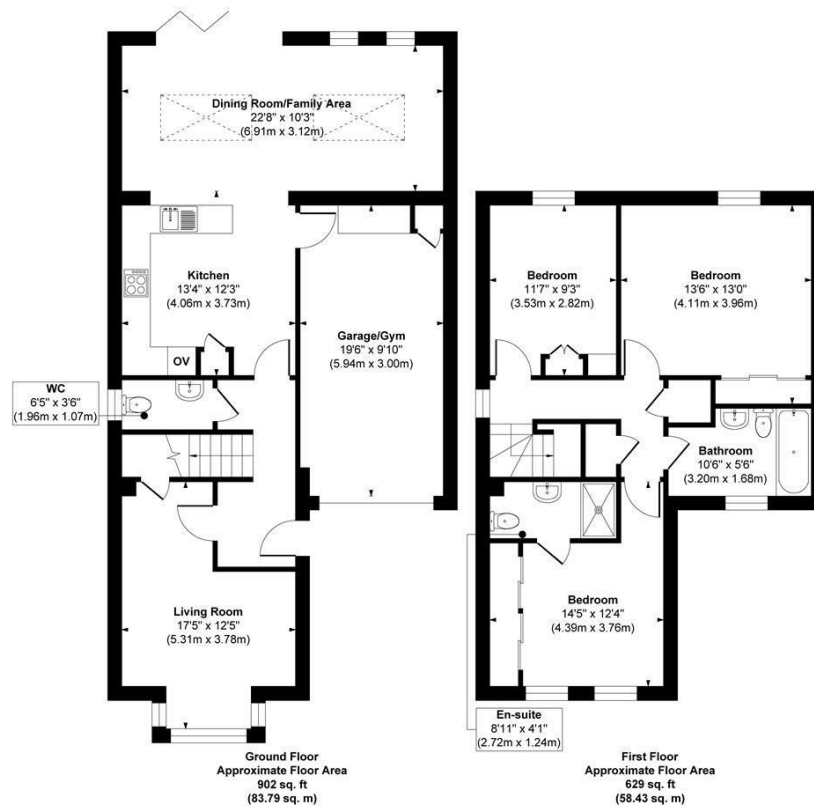
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 1531 sq. ft / 142.22 sq. m
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		94
(81-91) B	83	
(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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