



1 PINE TREE AVENUE
WETHERBY, LS23 6HA

£520,000
FREEHOLD

Are you seeking a delightful and spacious property brimming with character and charm, nestled in the vibrant heart of Boston Spa?

MONROE

SELLERS OF THE FINEST HOMES

1 PINE TREE AVENUE

- In The heart of Boston Spa
- Four spacious Bedrooms
- Three Bathrooms
- Parking Spot
- Spacious Lounge
- Exposed Brick
- 2104Sqft
- Log Burner
- Outside Store
- Access to Boston Spa Academy



HIDDEN ON A QUIET ROAD IN THE HEART OF BOSTON SPA

Nestled in the picturesque village of Boston Spa, Pine Tree Avenue boasts a spacious end-of-terrace Edwardian property featuring four bedrooms, all within walking distance of beautiful walking trails. This charming home is located on a private road, offering both tranquillity and privacy.

Upon entering, you're welcomed into an inviting hallway brimming with character, highlighted by a lovely tiled floor.

This warm space leads to a formal living room, complete with a cosy log burner and a charming bay window. From here, you can access a shower room, eventually opening up to a fantastic family room that also features a log burner and steps up to the generously sized, fully fitted kitchen with integrated appliances. Conveniently, there is also a utility area accessible from this space with access to the basement, ideal for storage.

Venturing to the first floor, you'll find two generously sized double bedrooms and a family bathroom that includes a separate, freestanding bath for relaxation. The second floor hosts two additional double bedrooms, one of which benefits from a private En-Suite shower room.

Outside, the property features a low-maintenance landscaped front garden, complete with an artificial lawn, perfect for outdoor enjoyment. Pine Tree Avenue is designated as a residents-only road, monitored by an electric barrier at the village end to prevent through traffic, ensuring a peaceful living environment.

REASONS TO BUY

- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Four Bedrooms
- Three Reception Rooms
- Off-Street Parking & Garden

ENVIRONS

Boston Spa boasts an impressive selection of local amenities, including independent restaurants, coffee shops, beauty salons, and trendy bars. Commuters benefit from excellent transport links to York, Wetherby, and Leeds. For those who prefer to stay closer to home, there are numerous scenic walks and local activities to enjoy.

SERVICES

We are advised that the property has mains water,

electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

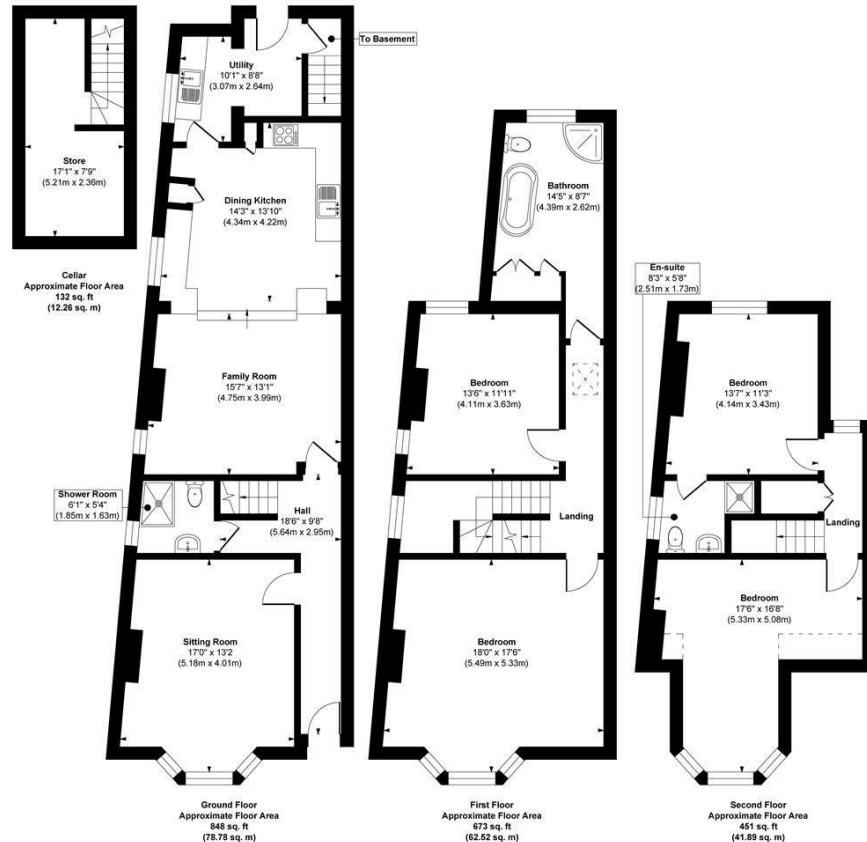
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

1 PINE TREE AVENUE





Approx. Gross Internal Floor Area 2104 sq. ft / 195.45 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		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	60	
(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

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

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