



**6 BRIDGE GARTH**  
WETHERBY, LS23 6HF

**£599,000**  
FREEHOLD

Discover the charm of this wonderful family home nestled in the heart of Clifford!

**MONROE**

SELLERS OF THE FINEST HOMES

## 6 BRIDGE GARTH

- Detached • Family Home • Five Bedrooms • Clifford Location • Boston Spa Walking Distance • 2030 Sqft • Cul De Sac • South Facing Garden



Strictly through the selling agent - Monroe Estate Agents. For sale off-market

Bridge Garth is a charming detached home that boasts over 2,030 square feet of bright, spacious, and beautifully designed living space. Ideally located near the popular village of Clifford, this property is perfect for families. Thoughtfully extended over the years, it sits in a tranquil cul-de-sac, making it a must-see!

The current owners have meticulously crafted this lovely home to high standards, making it an inviting space for family living. It features expansive reception areas, five generous bedrooms, beautifully landscaped gardens, and plenty of parking on the driveway. The south-facing garden enjoys abundant sunlight throughout the day.

As you enter, you'll be struck by the spacious hallway that leads to an open-plan kitchen, living, and dining area, as well as a downstairs WC, utility room, and a delightful garden room. Additionally, there's another reception room that can easily serve as a lounge or even a sixth bedroom on this floor.

On the first floor, you'll find five bedrooms, one of which includes an en-suite bathroom, along with a stylish family bathroom.

Outside, the front of the home features a driveway with

ample space for several cars. At the back, you'll discover a fantastic lawned garden along with separate patios, making it perfect for family gatherings and outdoor entertaining.

### ENVIRONS

Clifford is a fantastic village located just a short walk from Boston Spa. It is renowned for its excellent local amenities, which include independent eateries, charming coffee shops, delightful beauty salons, and trendy bars. For commuters, the village offers great connectivity to York, Wetherby, and Leeds, along with easy access to the national motorway network, making it an ideal location. Those who prefer to stay close to home can enjoy a variety of scenic walks and participate in local activities.

### REASONS TO BUY

- Superb Property Throughout
- Village Location
- Five Bedrooms
- Stunning South Facing Garden
- Access to Outstanding schools
- Excellent Amenities close By

### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

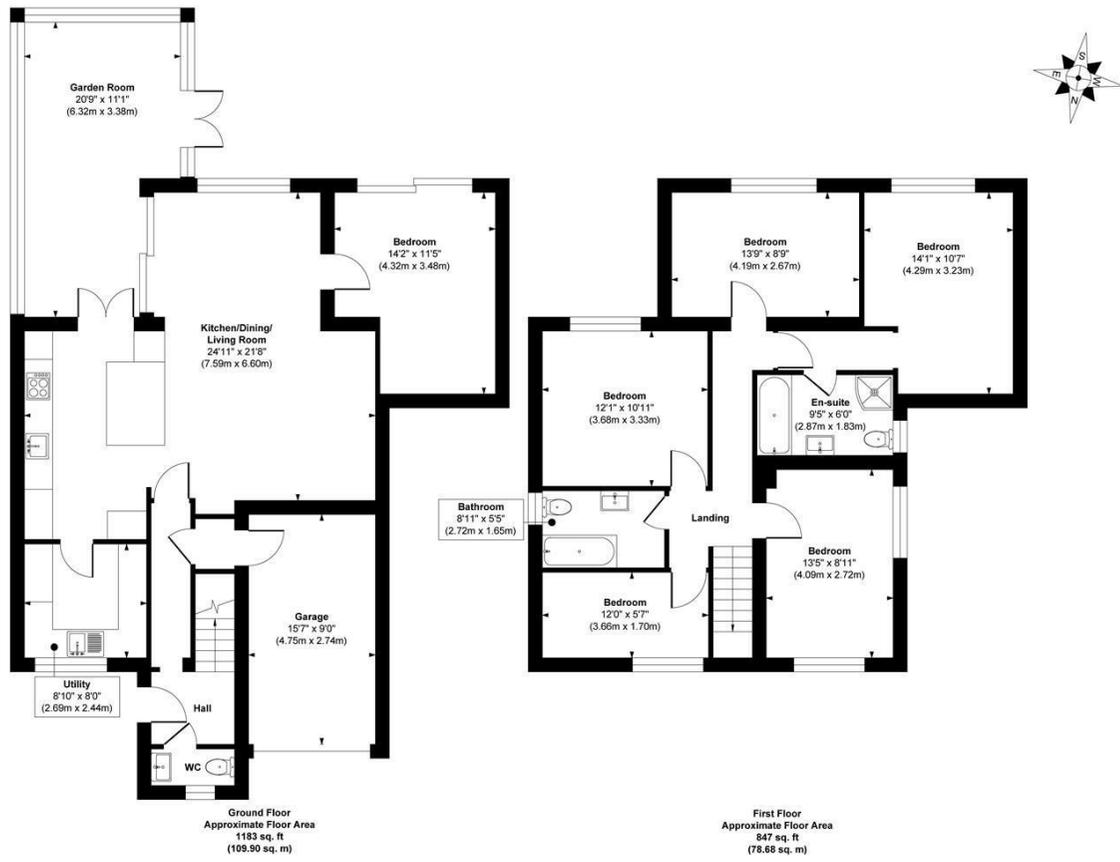
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 6 BRIDGE GARTH





**Approx. Gross Internal Floor Area 2030 sq. ft / 188.58 sq. m (Including Garage)**  
 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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