



21 RIVER VIEW
WETHERBY, LS23 6BA

£575,000
FREEHOLD

MONROE

SELLERS OF THE FINEST HOMES

21 RIVER VIEW

- Detached
- Boston Spa Village
- Spacious and Light
- Close to all Amenities
- Outstanding Schools



Monroe Estate Agents is proud to present this exceptional family home in Boston Spa.

Boston Spa is known for its picturesque surroundings and excellent local amenities, including shops, restaurants, and reputable schools. The village also offers easy access to nearby towns and cities through major transport links.

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

REASONS TO BUY

- Chain Free
- Detached
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Driveway & Garage

ENVIRONS

Boston Spa boasts a fantastic selection of local amenities, including independent restaurants, coffee shops, beauty salons, and trendy bars. Commuters will appreciate the excellent connectivity to York, Wetherby, and Leeds. For those who prefer to stay

nearby, there are plenty of scenic walking routes 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

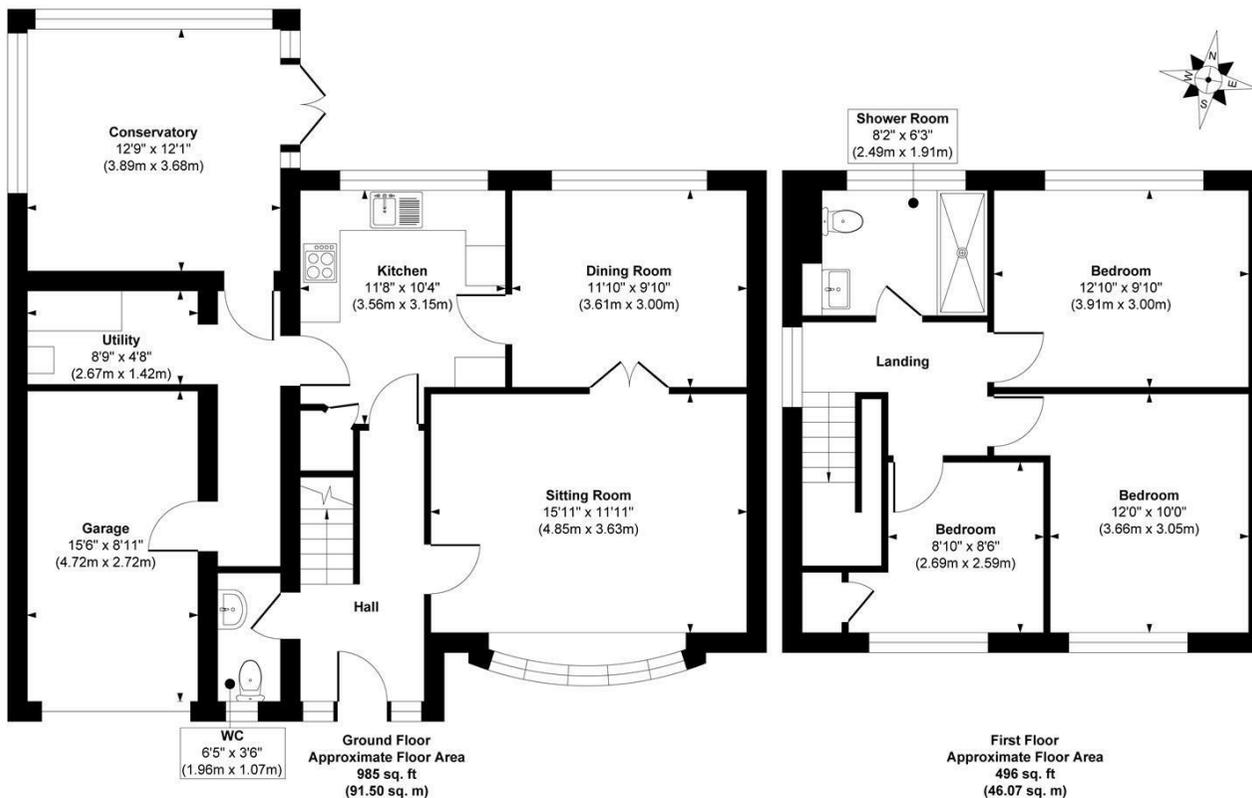
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

21 RIVER VIEW





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	48	
(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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