



## LONSDALE HOUSE ST. JOHNS ROAD WETHERBY, LS23 6DD

£1,175,000  
FREEHOLD

Looking for a spacious, detached home with stunning views and top rated schools? Your dream property awaits, perfect for family, comfort, and endless possibilities.

MONROE

SELLERS OF THE FINEST HOMES

# LONSDALE HOUSE ST. JOHNS

• Detached Family Home • Five Bedrooms • Countryside Views • South Facing Garden • Three Bathrooms • 2953 Sqft • Atrium • Balcony • Excellent Schools • Fantastic Travel Links & Amenities



Monroe Estate Agents are delighted to offer this outstanding five-bedroom family home, offering an impressive 2,800 sqft of living space. Nestled in a peaceful location on a quiet road in the highly desirable village of Boston Spa, this property enjoys picturesque countryside views while being conveniently close to excellent local amenities, independent eateries, and vibrant coffee shops. The property is also within easy reach of outstanding schools and offers fantastic transport links to York, Wetherby, and Leeds, making it perfect for both family living and commuters. With spacious rooms, beautiful surroundings, and a prime location, this home is truly one not to be missed!

Upon entering, you are greeted by a bright and spacious entrance hallway, featuring a beautiful wooden staircase and flooring. The hallway leads to a formal living and dining room, complete with a feature fireplace and a wood-burning stove ideal for cosy evenings with family and friends.

The home also offers a versatile study, perfect for working from home, alongside a practical utility room.

The modern breakfast kitchen is fitted with high-quality appliances, creating a perfect space for family meals. Additional features include a convenient guest toilet and a charming atrium, adding light and character to this remarkable home.

Upstairs, this home continues to impress with five beautifully appointed bedrooms. Two spacious rooms feature fitted wardrobes and en-suite bathrooms, offering both comfort and privacy. The other two light-filled bedrooms include one with its own private balcony, perfect for enjoying the views and fresh air. The stunning house bathroom is a true highlight, featuring elegant his and hers sinks, a separate shower, and a luxurious bath. Fully tiled with a heated towel rail, it combines style and function, creating a tranquil space to unwind. This home effortlessly blends modern luxury with everyday practicality, making it the perfect family haven.

Externally, this property boasts a spacious driveway leading to a double garage, providing plenty of parking space. The rear garden is a private, south-facing, and beautifully landscaped to offer both tranquility and functionality. With two patios, an electric charging point, and ample space for entertaining, it's the perfect setting for hosting family and friends or simply relaxing in the sun. This outdoor space truly complements the exceptional living experience inside.

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 via major transport links.



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

#### REASONS TO BUY

- Detached Property
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Five Bedrooms
- Three Reception Rooms
- South Facing Garden & Private

#### ENVIRONS

Boston Spa offers the perfect blend of convenience and charm. With a variety of independent eateries, coffee shops, beauty salons, and trendy bars, there's something for everyone. Commuters enjoy excellent connections to York, Wetherby, and Leeds, while those who prefer a more relaxed pace can explore scenic walks and local activities right on their doorstep.

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

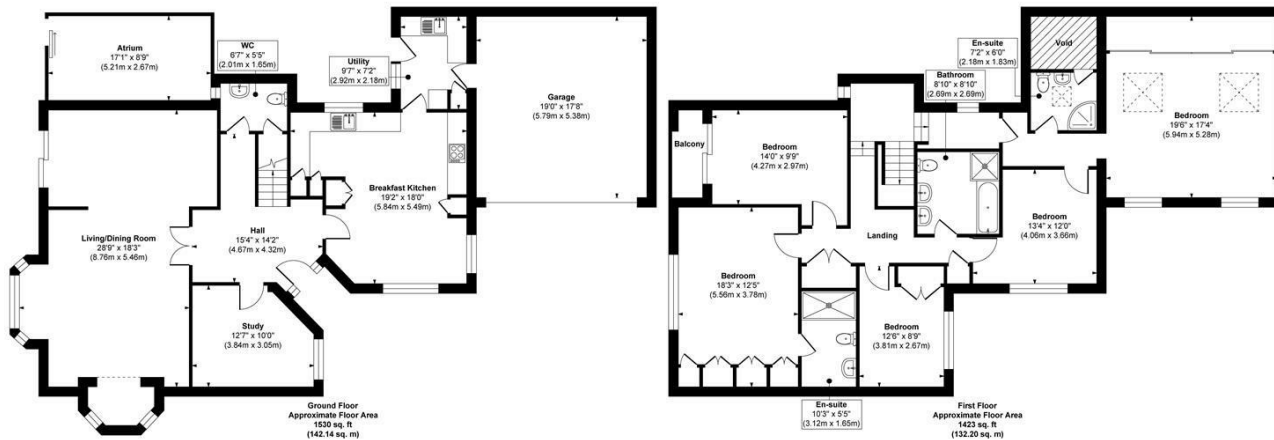
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents.

## LONSDALE HOUSE ST. JOHNS





**Approx. Gross Internal Floor Area 2953 sq. ft / 274.34 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>                            | <b>89</b>               | <b>89</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (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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