



4 GREEN LEA CLOSE  
WETHERBY, LS23 6SU

£315,000  
FREEHOLD

Are you looking for a spacious and light family home in Boston Spa with access to outstanding schools.

MONROE

SELLERS OF THE FINEST HOMES

## 4 GREEN LEA CLOSE

- Semi Detached • Chain Free • Three Bedrooms • Downstairs WC • Driveway • Single Garage • Short walk from the Amenities • Outstanding Schools • Travel Links

Discover this outstanding three-bedroom semi-detached family home, offering more than 964 Sq ft of living space. Located on a quiet road in the highly desirable village of Boston Spa, this beautifully presented property is move-in ready!

Upon entering, you will be welcomed by an entrance hallway with a guest WC. This hallway leads to a formal living room featuring a fantastic bay window that allows plenty of natural light. The space flows into a spacious open-plan kitchen and dining area, which provides access to the garden.

On the first floor, you will find two double bedrooms and one single bedroom, along with a house bathroom equipped with a shower over the bath.

Externally, the property includes a driveway leading to a single garage and a rear garden with a patio. At the front, there is also a small lawned garden.

Boston Spa is renowned for its beautiful surroundings and excellent local amenities, including shops, restaurants, and highly regarded schools. The village offers convenient access to nearby towns and cities via major transport links.

For more information or to arrange a viewing, please contact Monroe Estate Agents and take a step toward making your dream home a reality.

### Key Features

- Semi-Detached Property
- Heart Of Boston Spa
- Spacious
- Highly Sought-After Location
- Superb Amenities Close By
- Three Bedrooms
- Spacious Kitchen Diner
- Single Garage & Driveway

### ENVIRONS

Boston Spa is proud of its excellent selection of local amenities, which includes independent restaurants, cafes, beauty salons, and trendy bars. For commuters, the area offers great connectivity to York, Wetherby, and Leeds. For those who prefer to stay close to home, there are many 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

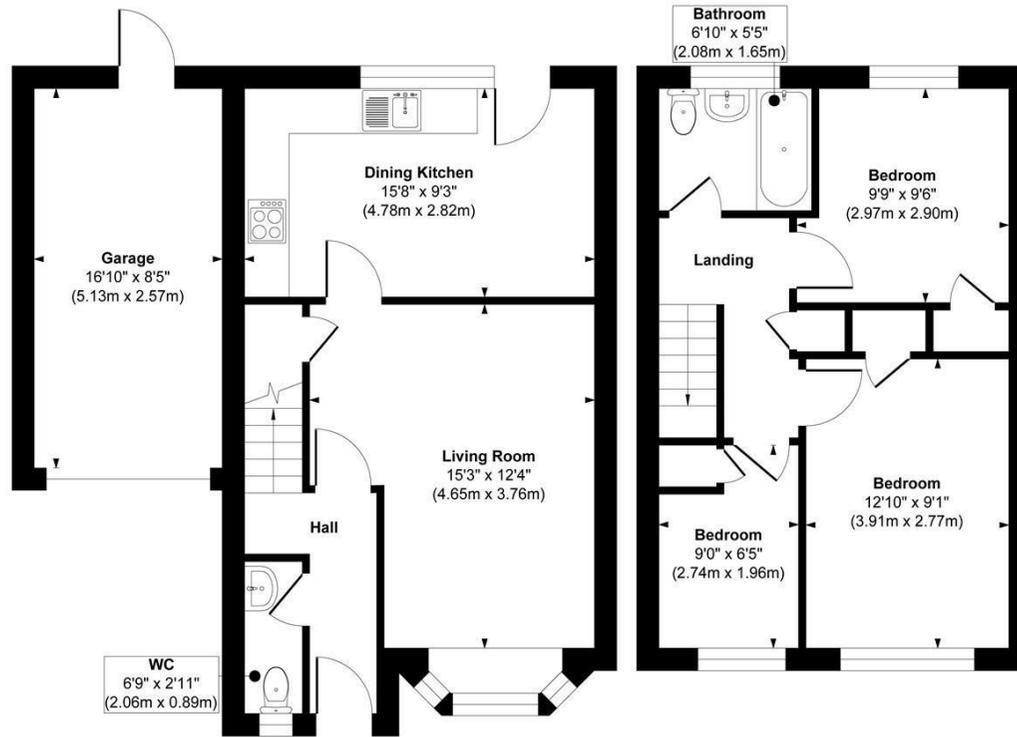
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 4 GREEN LEA CLOSE





Ground Floor  
Approximate Floor Area  
575 sq. ft  
(53.41 sq. m)

First Floor  
Approximate Floor Area  
389 sq. ft  
(36.13 sq. m)

**Approx. Gross Internal Floor Area 964 sq. ft / 89.54 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) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
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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