





SHIRES COURT

WETHERBY, LS23 6BD

£379,500

LEASEHOLD

There are plenty of reasons to make this charming three-bedroom apartment your next home, from its historic 1753 origins and beautiful original timber beams to its generous accommodation arranged over three floors. The property offers three bedrooms, two bathrooms, a spacious living room and a well-equipped kitchen, providing plenty of flexibility for modern living. Outside the apartment, you also benefit from your own private garage with an electric door and mezzanine level, offering secure parking and valuable additional storage. With its unique character, versatile layout, excellent garage facilities and the added advantage of being sold chain free, this is a truly distinctive property with plenty to offer.

MONROE

SELLERS OF THE FINEST HOMES

SHIRES COURT

• Dating back to 1753 • Beautiful original timber beams • Four spacious bedrooms • Arranged over three floors • Character-filled period apartment • Garage with mezzanine level • Generous living room • Versatile accommodation • Ideal for modern family living • Being sold chain free





This spacious and versatile three-bedroom apartment, dating back to 1753, is arranged over three floors and beautifully combines period charm with comfortable modern living. Retaining many of its original features, the property benefits from exposed original timber beams, adding warmth, character and a wonderful sense of history throughout.

The property is approached through a welcoming entrance hall, providing access to the main accommodation and stairs leading to the upper levels. The first floor offers a generously sized living room, providing a comfortable and versatile space for relaxing and entertaining. The adjoining kitchen is well equipped with a range of fitted units, work surfaces and integrated cooking facilities, creating a practical space for everyday living. Also located on this floor is a modern family bathroom and two well-proportioned bedrooms, offering excellent flexibility for family members, guests or those working from home.

The second floor provides two further bedrooms, including a spacious principal bedroom which benefits from its own en-suite shower room. The additional level creates a private and flexible area within the apartment, while the generous bedroom sizes provide plenty of room for a variety of furniture arrangements.

A further benefit of this unique property is that it comes with its own private garage, providing secure parking and valuable additional storage. The garage also features a mezzanine level, offering useful extra space that could be utilised for storage, hobbies, a workshop or a variety of other purposes.

With its 1753 origins, exposed original beams and distinctive period character, this impressive four-bedroom apartment offers a rare combination of historic charm, versatile accommodation and practical modern benefits.

Reasons to buy.

* Dating back to 1753
* Beautiful original timber beams
* Four spacious bedrooms
* Arranged over three floors
* Character-filled period apartment
* Garage with mezzanine level
* Generous living room
* Versatile accommodation
* Ideal for modern family living
* Being sold chain free

ENVIRONS

Set within the sought-after village of Boston Spa, Shires Court enjoys a convenient position close to the village's range of everyday amenities, independent shops, cafés, restaurants and local services. The property is also well placed for access to nearby green spaces and countryside, offering opportunities for walking and outdoor recreation. There are several schools within easy reach, including St Mary's Church of England

Primary School and Boston Spa Academy, while regular bus services provide convenient connections to the surrounding area. Wetherby is also close by, with Leeds and York both accessible for wider shopping, leisure and employment opportunities.

SERVICES.

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

Local Authority

Leeds City Council

Tenure.

We are advised that the property is Leasehold.

VIEWING ARRANGEMENTS

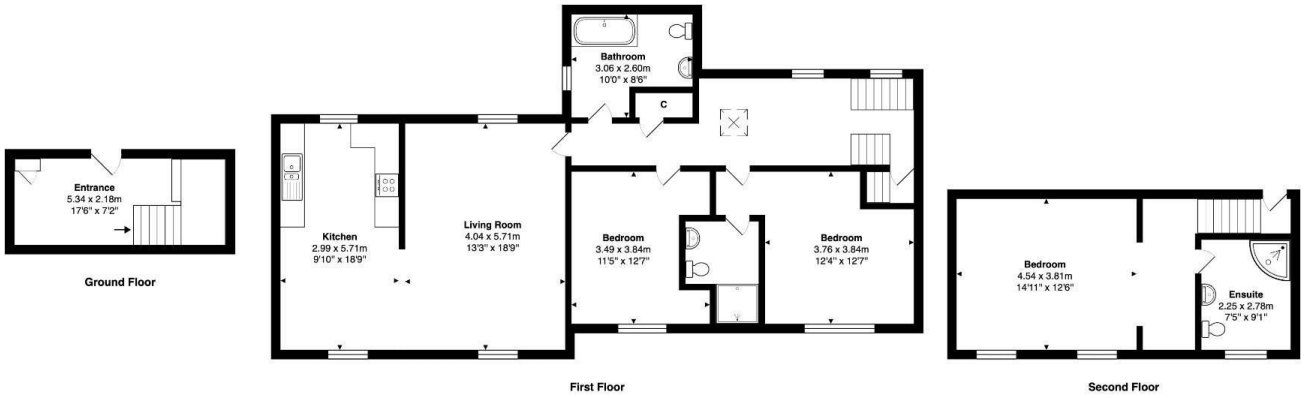
Strictly though the selling agent Monroe Estate Agents.
Viewing by appointment only.
Please note some images may contain CGI

SHIRES COURT





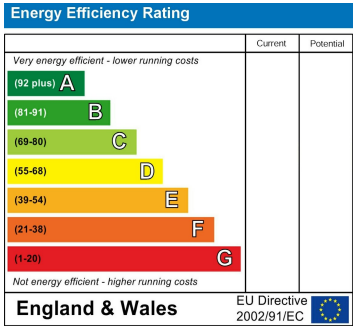




Total Area: 144.2 m² ... 1552 ft²

All measurements are approximate and for display purposes only





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
186, High Street Boston Spa
Wetherby
LS23 6BT

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

MONROE

SELLERS OF THE FINEST HOMES