



27 HAMPOLE WAY  
WETHERBY, LS23 6FN

£600,000  
FREEHOLD

Looking for a modern ready-to-move-in property just off Main Street in Boston Spa? Call us now to book your viewing!

MONROE

SELLERS OF THE FINEST HOMES

## 27 HAMPOLE WAY

- Town House • In The Heart Of Boston Spa Village • Four Bedrooms • Set Over Three Floors • Parking For Two Cars • Integrated Garage • South Facing Garden Ideal For Gatherings • Walking Distance To Shops & Bars • Travel Links To Leeds, Wetherby & Harrogate • Excellent Schools Including Boston Spa Academy



Monroe is proud to present this charming townhouse located at 27 Hampole Way. This lovely home has a great family feel and offers everything you need. It boasts high ceilings and large sash windows that allow plenty of natural light to flood in. The south-facing garden is stunning, and the property occupies a fabulous location in the highly sought-after village of Boston Spa. This home offers 1428 Sqft of living space.

You enter this modern family home into a spacious kitchen diner with Bosch and AEG appliances and French doors to the beautiful south-facing garden.

The first floor features a stunning living room with elegant wooden shutters, offering a welcoming and warm atmosphere. Additionally, there is an extra reception room that can be transformed into a guest bedroom, as well as a luxurious shower room with a walk-in shower.

On the second floor, this home features three spacious bedrooms, one benefiting from fitted wardrobes and a house bathroom.

To seize the opportunity to view this beautifully presented home in a highly sought-after location, don't hesitate to reach out to Monroe.

ENVIRONS

Boston Spa takes pride in its excellent range of local amenities, including independent eateries, coffee shops, beauty salons, and trendy bars. For commuters, there's excellent connectivity to York, Wetherby, and Leeds. For those who prefer staying closer to home, there are plenty of scenic walks and local activities to enjoy.

### REASONS TO BUY

- Excellent school catchment location
- Gorgeous, South-facing garden
- Beautifully presented throughout
- Highly sought-after location
- Superb amenities in the area
- Four bedrooms in total
- Two reception rooms
- Off-street parking/ Garage

### 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.

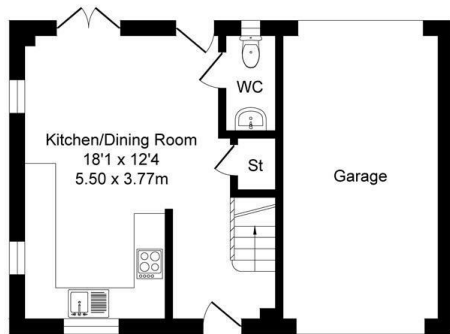
## 27 HAMPOLE WAY



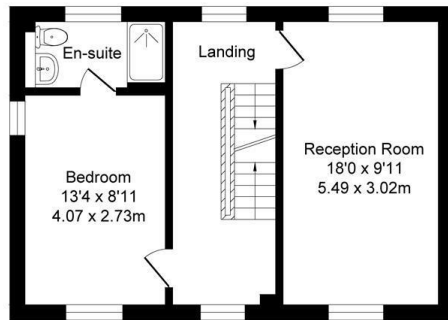
## Hampole Way, Boston Spa

### Total Approx. Floor Area 1428 Sq.ft. (132.6 Sq.M.)

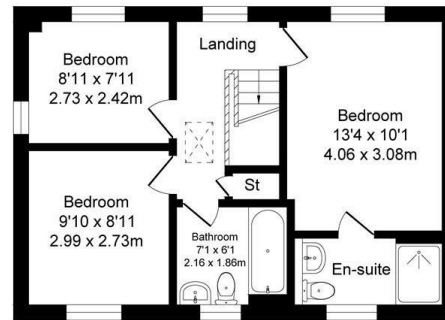
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



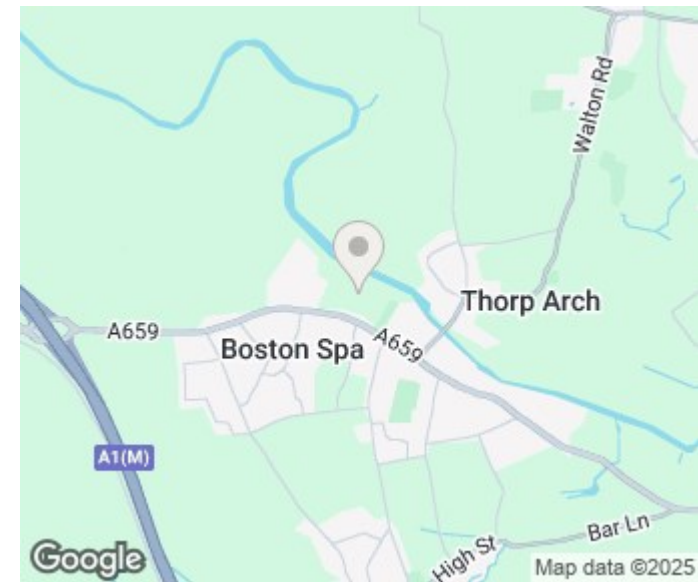
Ground Floor  
Approx. Floor  
Area 476 Sq.Ft  
(44.2 Sq.M.)



First Floor  
Approx. Floor  
Area 476 Sq.Ft  
(44.2 Sq.M.)



Second Floor  
Approx. Floor  
Area 476 Sq.Ft  
(44.2 Sq.M.)



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>		
(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

Boston Spa Sales  
181a, High Street Boston Spa  
Wetherby  
LS23 6AA

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

MONROE

SELLERS OF THE FINEST HOMES