



28 RIVER VIEW  
BOSTON SPA, LS23 6BA

£750,000  
FREEHOLD

Are you looking for a great opportunity in Boston Spa?

MONROE

SELLERS OF THE FINEST HOMES

## 28 RIVER VIEW

- Detached Property • Three Bedrooms • 1554 Sqft • Views Of The River • Boston Spa Village • Garage • Open Plan • Balcony • Driveway & Gardens



Monroe Estate Agents is proud to present this exceptional three-bedroom detached home, available chain-free and offering over 1,500 square feet of living space. Located in the heart of the village of Boston Spa, along the riverside, this property is filled with light and spaciousness.

Upon entering, you are welcomed by a bright and expansive hallway. This leads to a formal living room featuring a fireplace with a log burner, as well as a dining room with a large bay window that allows plenty of natural light. The modern kitchen is equipped with ample cupboard space and built-in appliances.

One of the standout features of this home is the large, bespoke windows in the lounge, which provide stunning views and abundant light.

The lower ground level includes three generously sized bedrooms and a modern, fully tiled bathroom. This move-in-ready home also offers plenty of storage space throughout.

Externally, the property features a driveway with space for multiple vehicles, along with access to a double garage. The garden is well-maintained, with a lawn surrounded by trees, shrubs, and flowers. The reinforced balcony is an ideal spot for entertaining and boasts breathtaking views over the garden and countryside beyond.

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
- Three Bedrooms
- Two Reception Rooms
- 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

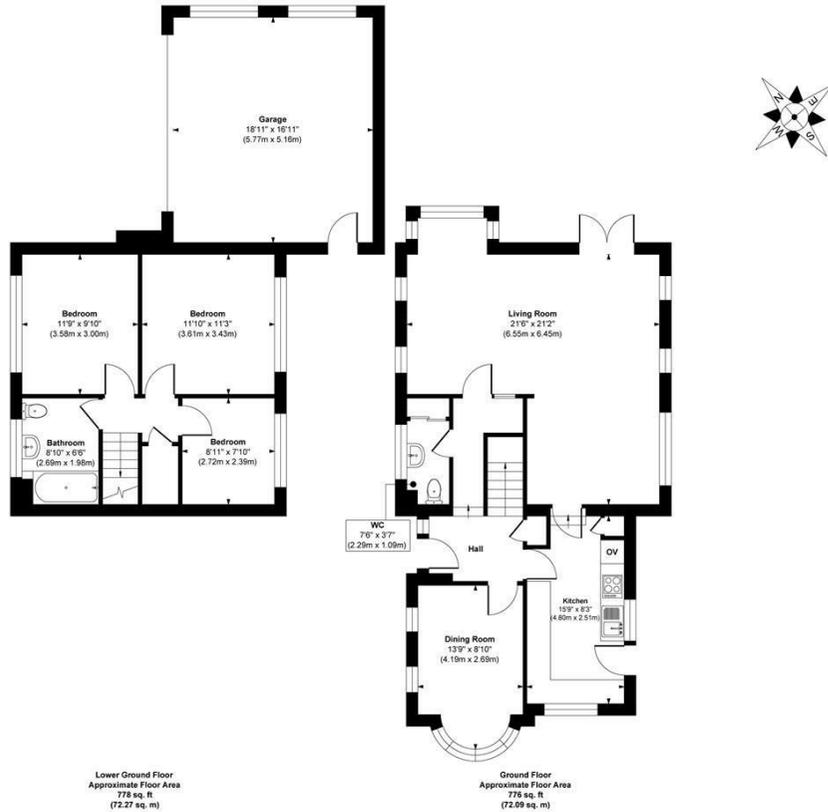
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 28 RIVER VIEW





**Approx. Gross Internal Floor Area 1554 sq. ft / 144.36 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			
(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	
			<b>81</b>
		<b>69</b>	

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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