



64 HIGH STREET  
WETHERBY, LS23 6EA

£425,000  
FREEHOLD

Located in the beautiful village of Boston Spa this Grade II listed family home offers spacious and versatile accommodation, stunning period features, and a landscaped south-west facing garden.

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SELLERS OF THE FINEST HOMES

## 64 HIGH STREET

- Beautiful Grade II listed family home
- Character features throughout
- Spacious open-plan kitchen diner
- Four bedrooms
- En-suite and house bathroom
- Versatile lower ground floor space
- South-facing courtyard garden
- Highly sought-after location with Superb amenities close by
- On street parking
- Excellent school catchment location



The property is entered via an elegant living room, rich in character, featuring a bay window, open fire and decorative stained glass window. The recently fitted kitchen has been carefully designed to suit modern family life and includes a Smeg range cooker, integrated appliances with a wine fridge, boiling water tap and quartz worktops. Open to a charming bistro-style dining area, this space also benefits from bespoke joinery by Hue Interiors and patio doors leading directly onto the south west-facing garden, creating a bright and inviting hub of the home.

The first floor offers a generous double and single bedroom alongside a stylishly appointed family bathroom. To the second floor is the principal bedroom suite with its own shower room, complemented by a further bedroom which would also suit use as a home office or dressing room.

The lower ground floor provides an additional and highly adaptable space, suitable for use as a snug, playroom or home office. This level also features bespoke joinery by Hue Interiors, incorporating discreet storage and utility space with plumbing for a washing machine and dryer.

Externally, the south-west facing garden is arranged over two levels, with a decked terrace ideal for entertaining and steps leading down to a low-maintenance astro turf lawn. The property enjoys

permit-free on-street parking to the front and is within easy walking distance of the centre of Boston Spa.

### ENVIRONS

Boston Spa is well known for its excellent range of amenities, including independent restaurants, cafés, beauty salons and popular bars. The village offers strong commuter links to York, Wetherby and Leeds, while also providing access to scenic countryside walks and leisure activities. Boston Spa has recently been recognised by The Times as one of the best places to live in the UK.

### REASONS TO BUY

- Grade II listed character home
- Original features blended with modern living
- High specification open plan kitchen diner
- Four double bedrooms
- En -Suite and family bathroom
- Flexible lower ground floor space
- South facing courtyard garden
- Highly regarded village location
- Excellent amenities close by
- Popular school catchment area

### 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.

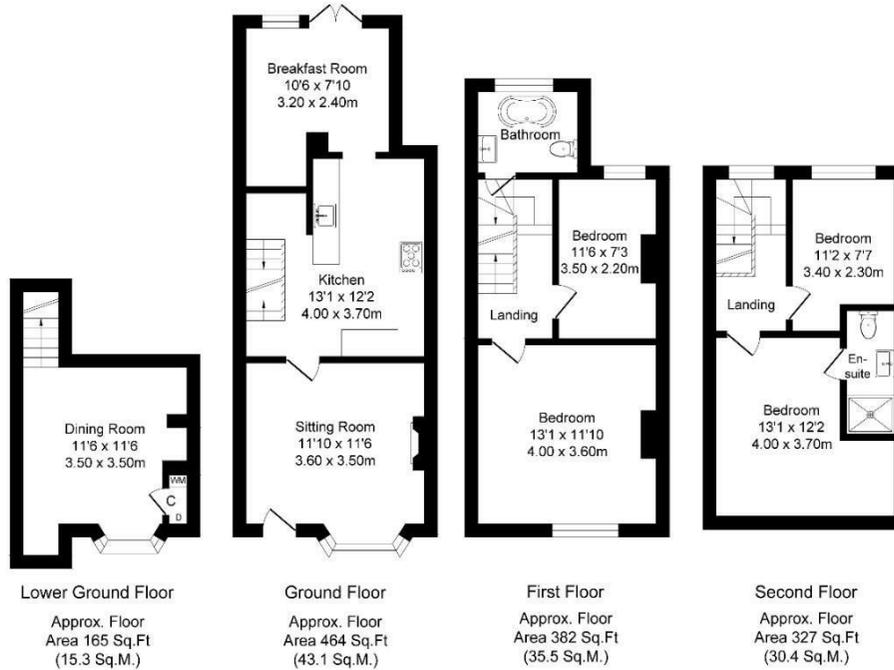
## 64 HIGH STREET



## High Street, Boston Spa

### Total Approx. Floor Area 1338 Sq.ft. (124.3 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		68	
(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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