



**288A HIGH STREET**  
WETHERBY, LS23 6AJ

**£260,000**  
**FREEHOLD**

Tastefully renovated and perfectly positioned on the ever popular Boston Spa High Street, this cottage really has it all, with OFF STREET PARKING AND A PRIVATE GARDEN.

**M O N R O E**

SELLERS OF THE FINEST HOMES

## 288A HIGH STREET

- Beautiful Cottage • Modern Dining Kitchen • Off Street Parking • South West Facing Garden • Full of Charm • Modernized Throughout • Desirable Village Setting • Two Bedrooms, One Bathroom • Strong Potential for Airbnb or Buy-to-Let Investment • Amenities Close by



Situated on the High Street in the heart of Boston Spa, 288a is a beautifully finished cottage-style home, presented to an exceptional standard. Every inch of space has been thoughtfully utilised, with the village's excellent amenities just a short walk away. This charming hidden gem enjoys a prime position on the vibrant high street and effortlessly blends character with contemporary living. The property is perfect for first time buyers and investors alike, and would make a fantastic Airbnb or rental property.

The property opens into a welcoming sitting room, enhanced by attractive wood panelling and providing access through to the kitchen. The kitchen offers generous storage and space for dining, with direct access to the south-west-facing garden—ideal for both everyday living and entertaining.

To the first floor, there is a spacious double bedroom, a further single bedroom ideal for a home office, and a stylish house bathroom, fully tiled and fitted with both a separate shower and bath.

Externally, the home benefits from off-street parking for two vehicles to the front. To the rear, the south-west-facing garden features a patio area perfect for outdoor seating, complemented by an easy-maintenance astro-turf lawn.

An excellent opportunity to acquire a unique and

beautifully presented home in one of Boston Spa's most sought-after locations. Contact Monroe today to arrange your viewing.

### REASONS TO BUY

- Unique Cottage Style Property
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Parking for Two Cars
- South West Garden

### 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.

### 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.

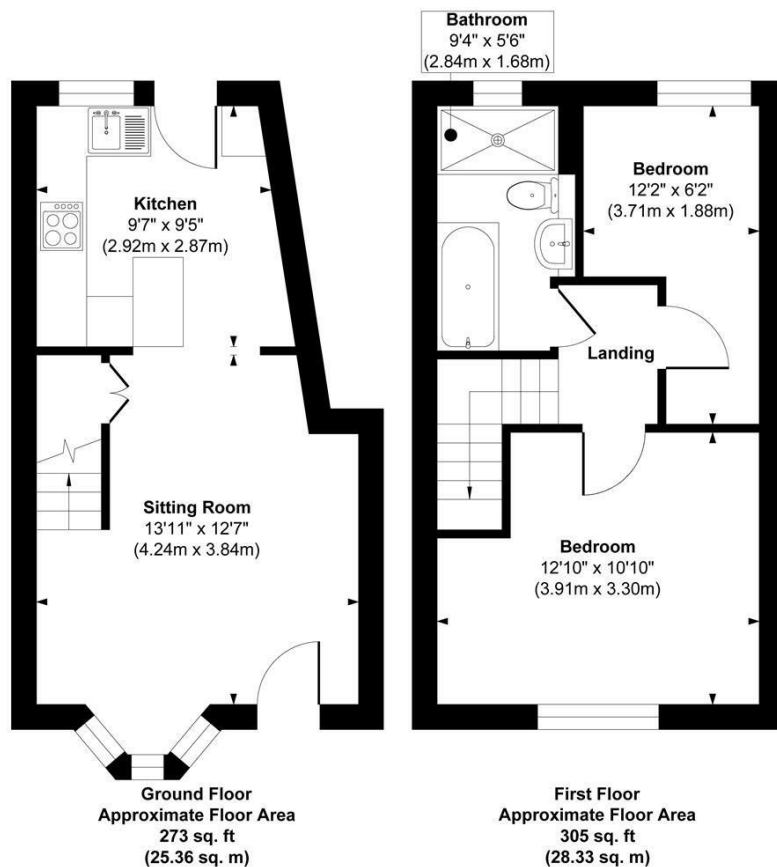
## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

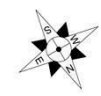
## 288A HIGH STREET








**Approx. Gross Internal Floor Area 578 sq. ft / 53.69 sq. m**  
 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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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**  
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 Wetherby  
 LS23 6AA

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**MONROE**

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