1 LEYS LANE

WETHERBY, LS23 6ES

£350,000

FREEHOLD

A beautiful cottage full of character and charm.

MONROE

SELLERS OF THE FINEST HOMES

1 LEYS LANE

• Cottage Full of Character • Full of Charm • Desirable Boston Spa Village Location • One Spacious Bedroom • South West Facing Garden • Exposed Brick Fireplace • Well Appointed Kitchen • Double Garage & Gated Garden • Surrounded by Countryside Walks

Nestled just off the bustling High Street in the vibrant heart of Boston Spa, Rose Cottage, dating back to 1750, is a delightful property finished to an exceptional standard. With lovely views and situated on a peaceful road, it offers the perfect retreat.

As you step into the lounge, you'll be greeted by an inviting exposed brick fireplace that adds character to the space. The kitchen, beautifully appointed with fitted appliances and a Belfast sink, features both a breakfast nook and a dining area, making it a great spot for entertaining. The layout flows effortlessly, creating a warm and welcoming atmosphere.

On the first floor, you'll find a generously sized double bedroom and a spacious bathroom featuring a luxurious corner bath, perfect for unwinding after a long day.

The second floor offers additional versatility, with a room that can serve as either a bedroom or a storage space, depending on your needs.

Outside, the property boasts a charming gravel seating area that faces south-west, ideal for soaking up the sun, as well as a gated space with a double garage for added security and privacy.

Don't miss the opportunity to view this fantastic cottage! Nestled just off the bustling High Street in the vibrant heart of Boston Spa, Rose Cottage, dating back to 1750, is a delightful property finished to an exceptional standard. With lovely views and situated on a peaceful road, it offers the perfect retreat.

Don't miss the opportunity to view this fantastic cottage!

This is a wonderful opportunity to own a unique and beautifully presented home in one of Boston Spa's most coveted locations. Reach out to Monroe today to book your viewing!

REASONS TO BUY

- Cottage Style Property
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Quiet Road Just Off The High Street
- Double Garage & Gated 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.

CGIs have been placed in this property, these are computer-generated 3D images (or, in some contexts, virtual tours) have been created to show what the interior or exterior of the property could look like

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.

1 LEYS LANE

Ground Floor
Approximate Floor Area
419 sq. ft
(38.92 sq. m)

First Floor
Approximate Floor Area
275 sq. ft
(25.54 sq. m)

Second Floor
Approximate Floor Area
156 sq. ft
(14.49 sq. m)

Approx. Gross Internal Floor Area 850 sq. ft / 78.95 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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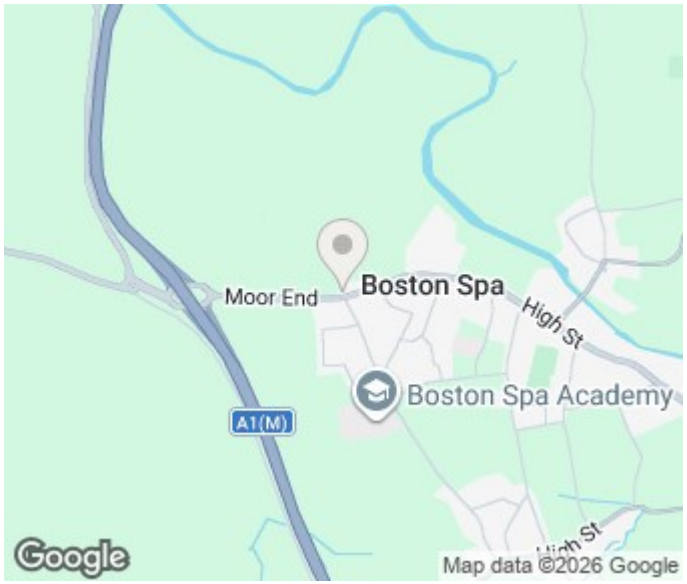

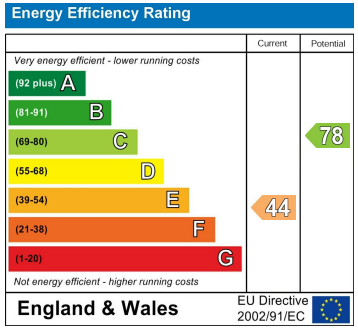

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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