



225 HIGH STREET  
WETHERBY, LS23 6AQ

£625,000  
FREEHOLD

Are you looking for a charming, semi-detached home, situated right in the heart of Boston Spa village... Offered to market chain-free, and with the benefit of off-street parking and a garage, this is a rare opportunity not to be missed!

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## 225 HIGH STREET

- Highly Sought-After Location
- Off-Street Parking
- Garage
- South-Facing Garden with Summerhouse
- 2 Large Reception Rooms
- 3 Spacious Bedrooms and a Fourth Single Bedroom
- House Bathroom and Two En-Suites
- Breakfast Kitchen
- Additional Storeroom
- CHAIN FREE



225 High Street is a generously sized, Grade II listed residence, perfectly situated on the vibrant Boston Spa High Street, just a stone's throw from a variety of excellent amenities. Upon entering the property, you are welcomed by a spacious hallway that leads to a formal living room featuring a newly installed wood burner and a stylish breakfast kitchen equipped with modern integrated appliances. This home is filled with charming period details, including large sash windows, high ceilings, and ornate fireplaces.

On the upper floor, you'll find two spacious bedrooms along with a single bedroom that can easily serve as a dressing room or home office. The stunning house bathroom boasts a Burlington four-piece suite, complete with a luxurious roll-top bathtub. Additionally, the primary bedroom enjoys the convenience of an En- Suite shower room.

The lower floor offers fantastic potential for guest accommodation, featuring an additional reception room and another En - Suite bedroom.

Outside, the property boasts a garage, off-street parking, and a beautifully landscaped courtyard garden with a summerhouse, perfect for entertaining. This lovely outdoor space could even serve as extra parking if needed.

225 High Street is a must-see, offering flexible living

arrangements that truly cater to a modern lifestyle.

\*\* 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 \*\*

### ENVIRONS

Boston Spa prides itself on its excellent range of local amenities, such as independent eateries, coffee shops, beauty salons and trendy bars. For the avid commuter, there is excellent connectivity to York, Wetherby and Leeds, whilst for those who enjoy spending time closer to home you can enjoy an endless variety of scenic walks and local activities.

### REASONS TO BUY

- Excellent school catchment location
- Gorgeous, South-facing courtyard garden
- Beautifully presented throughout
- Highly sought-after location
- Superb amenities close by
- 4 bedrooms in total
- House bathroom with Burlington sanitary-ware and two En- Suites
- 2 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

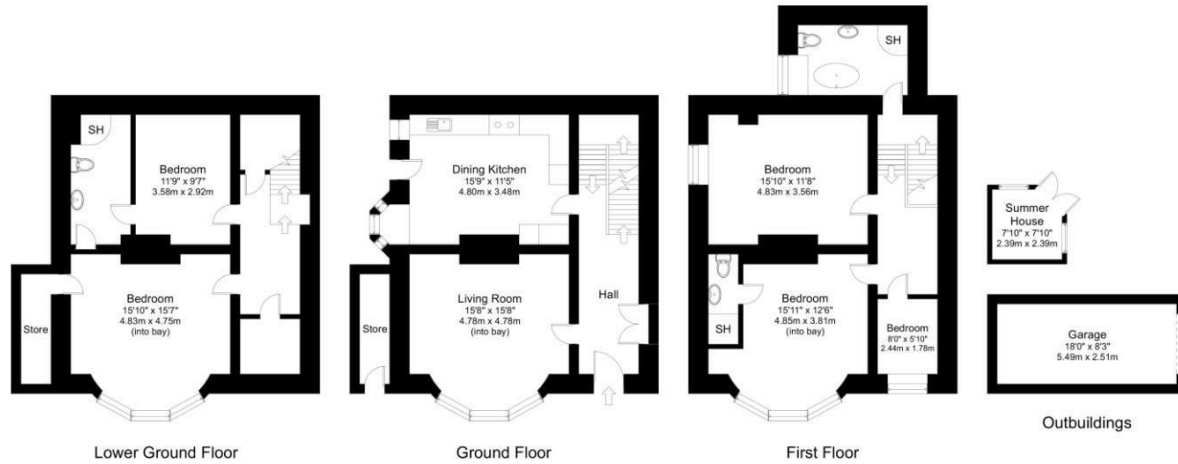
We are advised that the property is freehold, chain-free, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 225 HIGH STREET





Gross internal floor area excluding Stores & Outbuildings (approx.): 184.5 sq m (1,986 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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

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