





5 SPA LANE

WETHERBY, LS23 6AG

£375,000

FREEHOLD

Are you looking for a cottage in the heart of Boston Spa on a quiet road full of charm and character?

MONROE

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5 SPA LANE

• Sought-After Boston Spa Location • Versatile Accommodation Over Three Floors • Charming Cottage Character • Attractive Open-Plan Living • Characterful Log-Burning Stove • Well-Appointed Kitchen • Separate Snug • Three Bedrooms • En-Suite Shower Room • Substantial Cellar





Tucked away just off the High Street in the lively heart of Boston Spa, this charming cottage-style home offers beautifully presented accommodation combining characterful features with stylish contemporary touches.

Upon entering, a welcoming porch leads through to an impressive open-plan kitchen and living room, creating a warm and inviting space for both everyday living and entertaining. The living area is centred around a characterful log-burning stove, adding a cosy focal point, while the kitchen is thoughtfully appointed with a traditional Belfast sink and a double oven. A separate snug provides an additional reception space with French doors leading to a rear courtyard,

The first floor offers a generously proportioned double bedroom, complemented by a further bedroom and a beautifully appointed family bathroom completes this floor, finished with stylish tiling and contemporary fittings.

The second floor provides an additional double bedroom with en-suite shower room.

Further enhancing the property's appeal, the lower ground floor features a substantial tanked cellar, providing excellent additional storage and potential for a variety of uses, subject to any necessary consents. Combining charming cottage character, thoughtfully arranged accommodation and an enviable position just moments from Boston Spa's vibrant High Street, this delightful home offers a superb blend of comfort, convenience and village lifestyle.

REASONS TO BUY

• Sought-After Boston Spa Location – Tucked away just off the vibrant High Street, within walking distance of village amenities.
• Versatile Accommodation Over Three Floors – A thoughtfully arranged layout offering flexibility for modern living, working from home and accommodating guests..
• Charming Cottage Character – A wonderful blend of traditional charm and modern living.
• Attractive Open-Plan Living – Spacious kitchen and living area, ideal for relaxing and entertaining.
• Characterful Log-Burning Stove – Creating a warm and inviting focal point.
• Well-Appointed Kitchen – Featuring a traditional Belfast sink and space for a double oven.
• Separate Snug – Providing a versatile additional reception space.
• Three Bedrooms – Flexible accommodation arranged over the upper floors.
• En-Suite Shower Room – Complementing the second-floor bedroom.
• Substantial Cellar – Offering excellent additional storage potential.

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.

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

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Spa Lane, Boston Spa

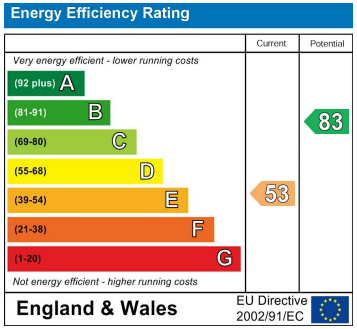


Approx. Gross Internal Floor Area 1226 sq. ft / 113.88 sq. m

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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