



1 ST. MARYS STREET  
WETHERBY, LS23 6BP

£375,000  
FREEHOLD

Are you looking for a stunning, ready to move in property in the heart of Boston Spa?

MONROE

SELLERS OF THE FINEST HOMES

# 1 ST. MARYS STREET

- Chain Free • Semi Detached • Two Bedrooms • Planning for Loft Conversion & New Conservatory • Log burner • Kitchen Diner • Large Detached Garage • Parking For Two Cars • Heart Of Boston Spa • Excellent Amenities



Monroe Estate Agents is proud to present this exceptional chain-free, two-bedroom semi-detached home, which offers over 850 Sqft of living space. Located in the heart of the village of Boston Spa, this property is full of character and charm. It includes parking and a garage.

Upon entering, you are welcomed by a bright kitchen diner featuring quartz worktops, AEG appliances, and a breakfast bar. This area leads to a formal living room with a fireplace that includes a log burner.

On the first floor, you will find two double bedrooms. The bathroom is equipped with a walk-in shower as well as a freestanding bath. This move-in-ready home provides ample storage space throughout, with oak flooring on the upper level. Additionally, there is a carpeted attic bedroom on the second floor. This space includes floor-level cupboards and a side window, accessible via a drop-down ladder, complete with a wrap-around handrail at the top.

Externally, the property includes two parking spaces, and at the rear, you will find a courtyard patio garden, perfect for entertaining. There is also a large detached garage. The garden can be accessed both from the house and from St Mary's Street via a secure side door.

Boston Spa is known for its picturesque surroundings and excellent local amenities, including shops,

restaurants, and reputable schools. The village also offers easy access to nearby towns and cities through major transport links.

For more information or to arrange a viewing, please contact Monroe Estate Agents.

Please note: Grant of Full Planning Permission agreed for demolition of existing conservatory; construction of new single-storey structure to rear; two rooflights to rear and to install a staircase up to the second floor, installing two south-facing Velux windows and the conversion of the attic room into a proper third large double bedroom.

## REASONS TO BUY

- Chain Free
- Semi Detached Property
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Two Bedrooms
- Two Reception Rooms
- South Facing Rear Garden
- Double Garage & Parking for Two Cars

## ENVIRONS

Boston Spa boasts a fantastic array of local amenities, including independent restaurants, coffee shops, beauty salons, and trendy bars. Commuters will appreciate the excellent transport links to York, Wetherby, and Leeds. For those who prefer to stay close to home, there are numerous scenic walking trails 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

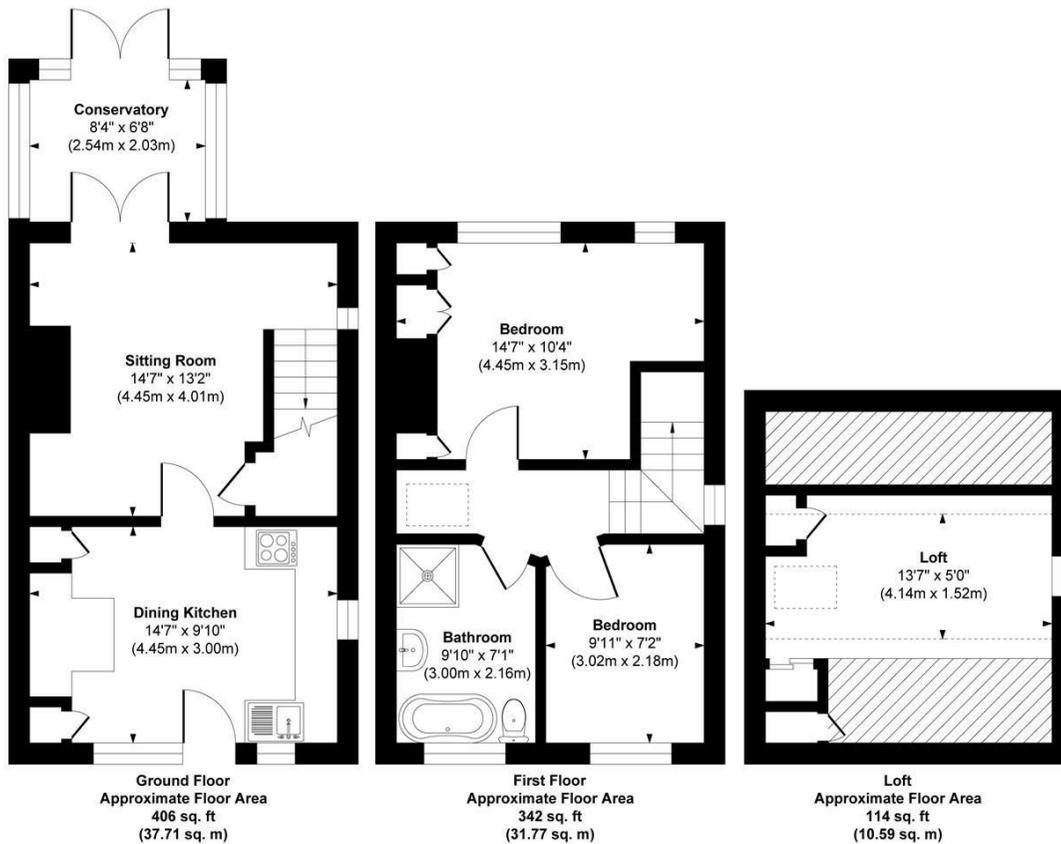
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 1 ST. MARYS STREET





**Approx. Gross Internal Floor Area 862 sq. ft / 80.07 sq. m (Including Loft)**

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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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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