



**64 CLIFFORD MOOR ROAD  
BOSTON SPA, LS23 6PG**

**£450,000  
FREEHOLD**

Monroe are proud to showcase this fantastic off-plan opportunity, to acquire an immaculately presented, fully redeveloped, three bedroom, detached Bungalow!

**MONROE**

SELLERS OF THE FINEST HOMES

## 64 CLIFFORD MOOR ROAD

- Chain-Free! • Exciting REDEVELOPED opportunity
- Detached property • Immaculately presented
- Three bedrooms • A fully tiled house bathroom and en suite
- Fabulous open-plan kitchen diner
- Utility room • Study • Off-street parking



Are you looking for a beautifully presented, three bedroom, detached bungalow in Boston Spa?

Monroe are proud to present the exciting, off-plan opportunity to acquire an immaculate, new-build bungalow...comprised of a fantastic open-plan, kitchen-living diner, adjoining utility room, study and three bedrooms, this really is the perfect down-size!

The show-stopper space of this home has to be the open-plan kitchen diner, which features a bespoke kitchen which is of a high specification, a dining area, and living area with a fantastic media wall which grants direct access via bi-folding doors out onto a South-facing garden - this really is the perfect space to entertain from! Off of the kitchen, there is a fully-fitted utility room which leads through to a separate study. There are spotlights and underfloor heating throughout the reception space.

The property offers three bedrooms in total, all of which enjoy luxury carpeted bedrooms. The primary bedroom benefits from a stylish en suite shower room and there is also a luxurious house bathroom with large walk-in shower.

Externally, Clifford Moor Road boasts a South-facing garden, and ample off-street parking.

The property also benefits from hard wired fire alarms,

composite doors, and a boarded loft space which offers tonnes of additional storage.

To find out more information, call Monroe.

### 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, as well as easy-access to the national motorway, 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

- Chain-free!
- Excellent school catchment location
- Large plot
- Immaculately presented
- Highly sought-after location
- Superb amenities close by
- 3 bedrooms
- 2 bathrooms
- Ample off-street parking

### SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

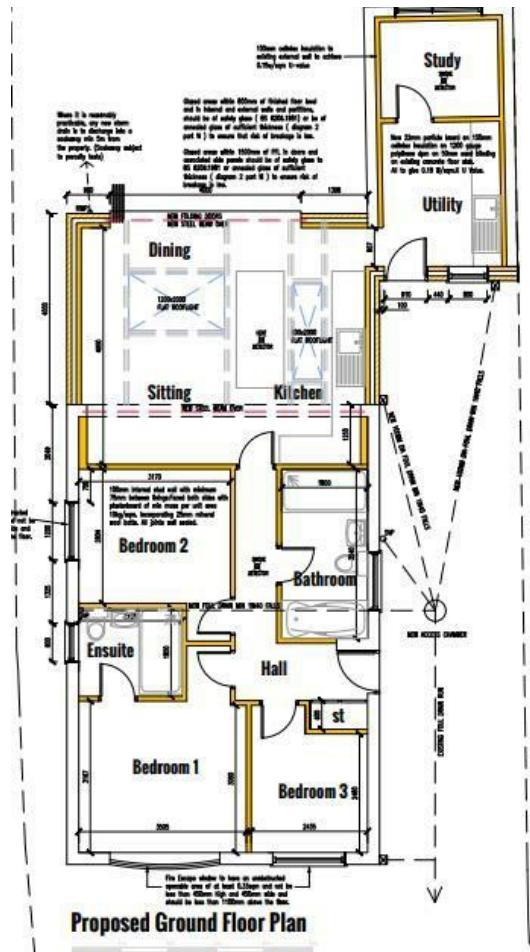
We are advised that the property is freehold, chain-free, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent off-plan - Monroe Estate Agents.

## 64 CLIFFORD MOOR ROAD





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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