



254 HIGH STREET
WETHERBY, LS23 6AJ

£750,000
FREEHOLD

Are you looking for a stunning property in Boston Spa, full of charm, with a sizable south-facing garden?

MONROE

SELLERS OF THE FINEST HOMES

254 HIGH STREET

- Grade II • Character Property • Open Plan Living Kitchen Diner • Open Fire • Four Bedrooms • South Facing Garden • Village Location • Excellent Schools • Travel Links to Wetherby Harrogate & Leeds • Amenities



. This charming Grade II-listed Georgian family home features a stunning open-plan living and dining area that seamlessly connects to the kitchen. It retains many original period features and includes four spacious double bedrooms, one of which is a primary suite complete with a generous en-suite bathroom and dressing area. Located on the popular High Street in Boston Spa, the property is within walking distance of excellent amenities. Additionally, it has a cellar, a boarded-out attic and a private south-facing garden.

The open-plan kitchen, living, and dining area, which features a log burner, also boasts fitted appliances, quartz worktops, and bi-fold doors that lead to the beautiful south-facing garden.

The formal lounge is cosy and inviting, complete with a fully working open fire. This exceptional home features a study with a bay window that allows plenty of natural light to fill the space.

Upstairs, this family home showcases four spacious double bedrooms, all with built-in cupboards or wardrobes. There is a large, modern family bathroom that harmoniously combines a separate shower, a freestanding bath, and charming wood-panelled walls, creating a serene retreat for relaxation. The primary suite offers a modern en-suite bathroom with a walk-in shower.

Ample parking is available on the road in front of the

house. Externally, the property boasts an outstanding private south-facing garden filled with trees, shrubs and flowers. It includes a useful stone-built log shed and outbuilding as well as a wooden shed and even features a small orchard.

This captivating period property is perfectly situated on the vibrant high street. Its distinctive charm and character shine through in every exquisite detail, making it an exceptional haven for families.

Don't miss your chance to view this home, which provides access to all the excellent amenities and schools that Boston Spa has to offer. Call Monroe now!

SHOW STOPPERS

- Grade II Listed Character Property
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Four Bedrooms
- South Facing 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.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

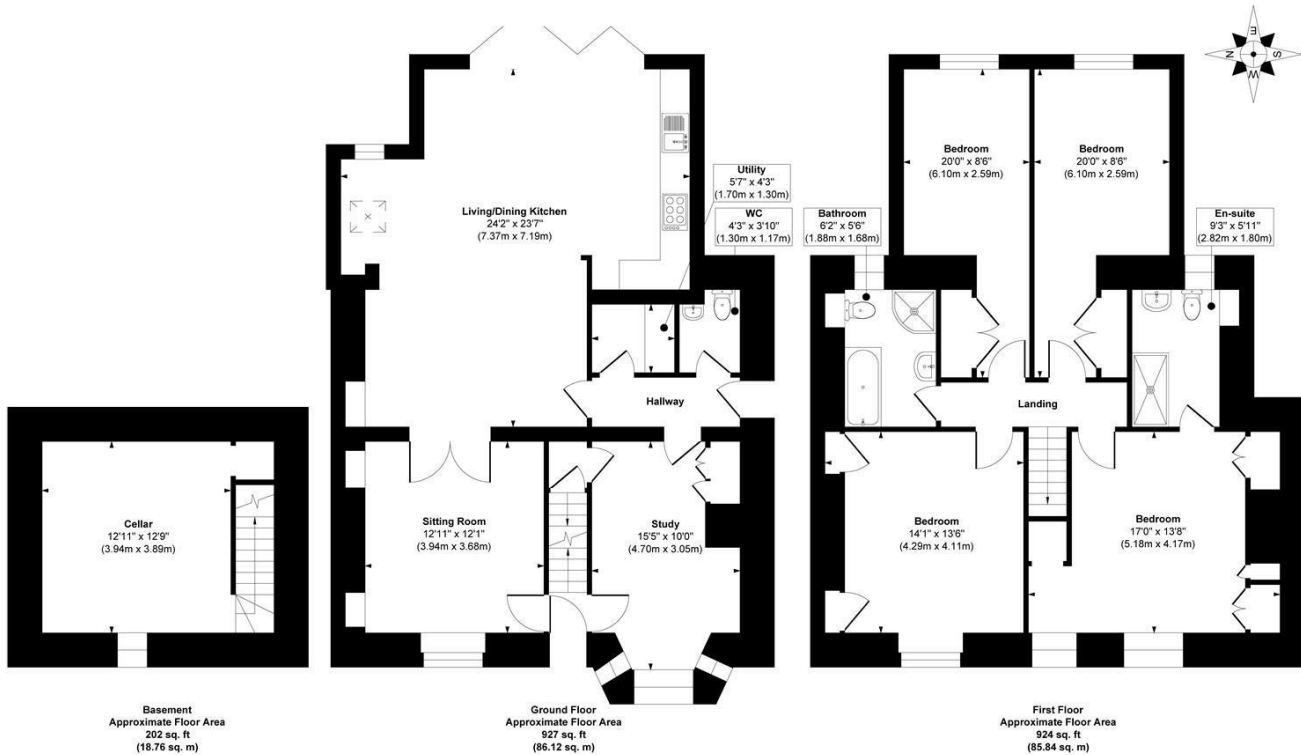
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

254 HIGH STREET





Approx. Gross Internal Floor Area 2053 sq. ft / 190.72 sq. m

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) A			
(81-91) B			
(69-80) C			81
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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