





227 HIGH STREET

WETHERBY, LS23 6AQ

£685,000

FREEHOLD

A beautifully presented Grade II home in a prime position, where timeless charm meets effortless modern living. Offering stylish interiors, well-proportioned accommodation and superb convenience, this is a home designed to impress from the moment you step inside.

MONROE

SELLERS OF THE FINEST HOMES

227 HIGH STREET

• Enviable position on Boston Spa High Street • Impressive 1,999 sq ft period residence • Three beautifully appointed bedrooms plus study • Meticulously designed with exceptional character throughout • Stunning bespoke kitchen diner with original fireplace • Luxury principal suite with elegant en-suite bathroom • Magnificent bay windows and striking period detailing • Versatile lower ground floor with additional reception room • A rare combination of period grandeur and contemporary luxury • Private Garden, Off-Street Parking and Garage





Occupying an enviable position on Boston Spa High Street, this beautifully appointed Grade II listed period home extends to approximately 1,999 sq ft and has been meticulously designed to combine timeless character with sophisticated contemporary living. Arranged over three floors, the property offers three bedrooms, an additional study and a wonderful selection of versatile reception spaces.

A characterful entrance hall provides a charming introduction to the home, with period detailing and a sense of quality that continues throughout.

The bespoke kitchen diner forms a striking centrepiece to the home, featuring deep blue cabinetry, luxurious quartz work surfaces and a generous central island. Bespoke detailing, statement lighting and the original fireplace create a space that feels both elegant and inviting, with ample room for dining and entertaining. A tastefully integrated pantry and utility room provides valuable additional storage and practical space, with a WC cleverly concealed within the cabinetry for a seamless finish.

The formal living room offers a more traditional and atmospheric setting, centred around a charming log burner and an impressive bay window. This beautiful character feature floods the room with natural light, whilst the elegant proportions and carefully considered interiors create a wonderfully inviting space.

The first floor provides two generous bedrooms, including an impressive principal suite. The principal bedroom is a beautifully appointed retreat, complemented by an elegant en-suite bathroom featuring a freestanding bath and sophisticated tiling. The second bedroom is equally well proportioned and benefits from its own striking bay window, further showcasing the property's wonderful period character. A separate house bathroom completes the first floor.

The lower ground floor provides a further level of versatile accommodation, with an additional reception room offering the ideal setting for a cinema room, family room or secondary sitting area. A third bedroom and dedicated study complete this floor, providing excellent flexibility for guests, family members or those working from home.

Externally, the property benefits from a private garden, offering an attractive space for outdoor relaxation and entertaining. A garage and off-street parking further enhance the appeal of this impressive home.

Perfectly positioned on Boston Spa High Street, the property is ideally placed for enjoying the village's excellent selection of independent shops, cafés, restaurants and everyday amenities.

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

- Enviable position on Boston Spa High Street
- Impressive 1,999 sq ft three-bedroom home
- Additional dedicated study
- Beautifully styled throughout with a distinctive, sophisticated finish
- Character features including traditional fireplaces, high ceilings and original detailing
- Striking dining kitchen with bespoke cabinetry and quartz work surfaces
- Generous reception spaces ideal for both entertaining and everyday living
- Luxurious principal bedroom with direct access to the impressive family bathroom
- Two further well-proportioned bedrooms
- Private, landscaped garden with paved entertaining terrace
- A rare combination of period character, exceptional interiors and village convenience
- 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.

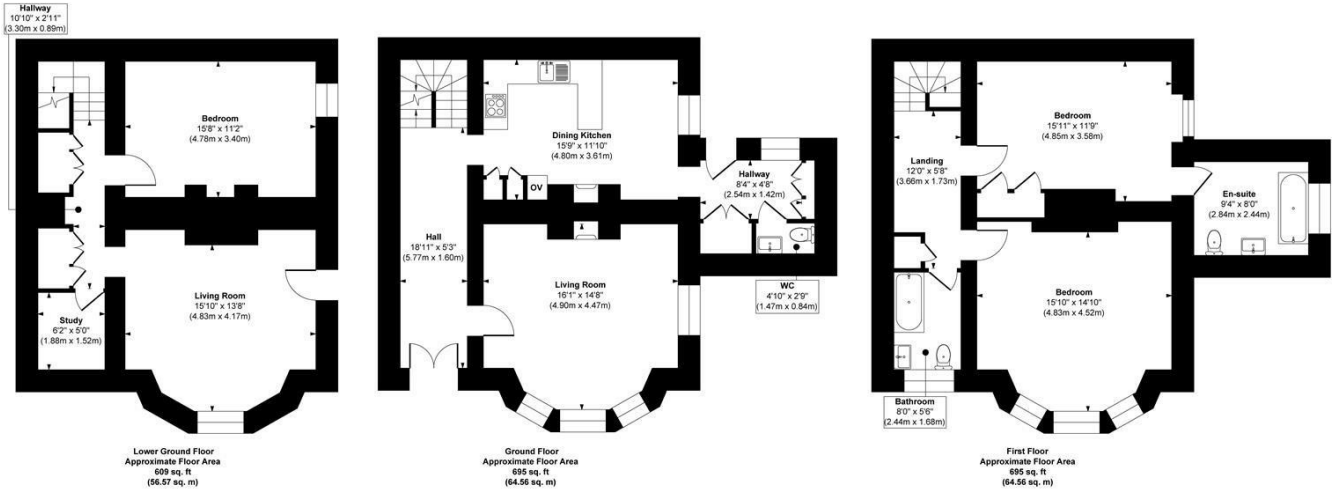
VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.







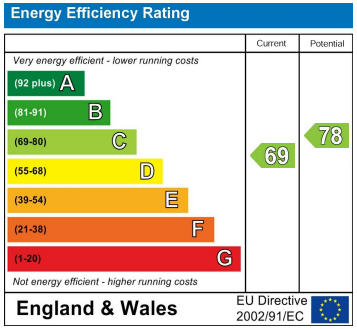


Approx. Gross Internal Floor Area 1999 sq. ft / 185.69 sq. m

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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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