



## FLAT 4, LITTLE CROFT BRIDGE CLOSE WETHERBY, LS23 6HE

£1,100 PER MONTH

Charming Two Bedroom Apartment | First Floor | Parking for 2 Cars | Communal Gardens | Central  
Village Location | Close to River | Available Immediately

MONROE

SELLERS OF THE FINEST HOMES

## FLAT 4, LITTLE CROFT BRIDGE

- Spacious Two Bedroom Apartment
- Prime Village Location
- Separate Kitchen
- Modern Fixtures Throughout
- Off Street Parking for 2 Cars
- Communal Gardens
- Close Proximity to Shops and Pubs
- Stones Throw Away from River Wharfe
- Available Immediately

Situated in the heart of the sought-after village of Boston Spa, this delightful first floor apartment offers a perfect blend of character, comfort, and convenience. Boasting two well-proportioned bedrooms and a separate kitchen, the property is ideal for professionals or couples looking for a peaceful village setting with excellent local amenities.

The apartment forms part of a well-maintained building and enjoys access to a communal garden, perfect for relaxing outdoors. There is also a communal car park to the rear, with two allocated parking spaces included.

Just a short stroll from the River Wharfe and surrounded by charming shops, cafés, and restaurants, this property offers a unique opportunity to enjoy the best of village life while remaining within easy reach of Leeds, York, and Harrogate.

Call Monroe today to organise your viewing



## FLAT 4, LITTLE CROFT BRIDGE





Energy Efficiency Rating		
	Current	Potential
<small>Very energy efficient - lower running costs</small>		
(92 plus) A		
(81-91) B		79
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
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

Monroe Lettings and Property  
Management  
Whitehall Road  
Leeds  
LS12 1FJ

0113 350 0866  
[hello@monroelettings.com](mailto:hello@monroelettings.com)  
[www.monroelettings.com](http://www.monroelettings.com)

MONROE

SELLERS OF THE FINEST HOMES