



257 HIGH STREET  
WETHERBY, LS23 6AL

£525,000  
FREEHOLD

Check out this gorgeous, double-fronted Georgian town house offered with no-onward chain and situated on the highly-sought after High Street of Boston Spa village! Viewings are available by appointment only.

MONROE

SELLERS OF THE FINEST HOMES

## 257 HIGH STREET

- Highly sought-after village location
- Fabulous period features
- Three double bedrooms and a fourth currently being used as a snug
- Fully fitted kitchen
- Gorgeous living room
- House bathroom and additional shower room
- Garage and parking
- South-facing garden
- East-facing terrace
- Excellent school catchment



Monroe are proud to present this charming, double-fronted Georgian Townhouse which is offered to market with no-onward chain... 257 High Street has a great sense of character, hosting an abundance of wonderful features throughout, such as high ceilings and large sash-windows which let in a tonne of light, and occupies a fabulous location in the highly sought-after village of Boston Spa!

You enter the property into a convenient cloak-room space, which leads through into a spacious kitchen-diner. The kitchen features a porcelain sink and a Belling-range cooker, and also benefits from garden views and direct access onto an East-facing Terrace - perfect for indoor-outdoor entertaining! There is also a single garage which, subject to planning, could easily be converted to extend the kitchen-diner if one desired or to create an additional reception room.

On the first floor, there is a gorgeous living room which showcases hard wood floors, an ornate original fireplace and an impressive wood-burner which has been installed by the current owners. There is also an additional reception room, which could alternatively be used as a guest bedroom, and a shower-room with a walk-in shower.

On the second floor, this home accommodates three spacious double bedrooms and a house bathroom. The primary bedroom also benefits from fitted wardrobes.

If you would like the opportunity to view this beautifully-presented home, situated in an ever-popular location, 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, 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

- Excellent school catchment location
- Gorgeous, South-facing garden
- Beautifully presented throughout
- Highly sought-after location
- Superb amenities close by
- 4 bedrooms in total
- 2 reception rooms
- 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.

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ADDITIONAL INFORMATION

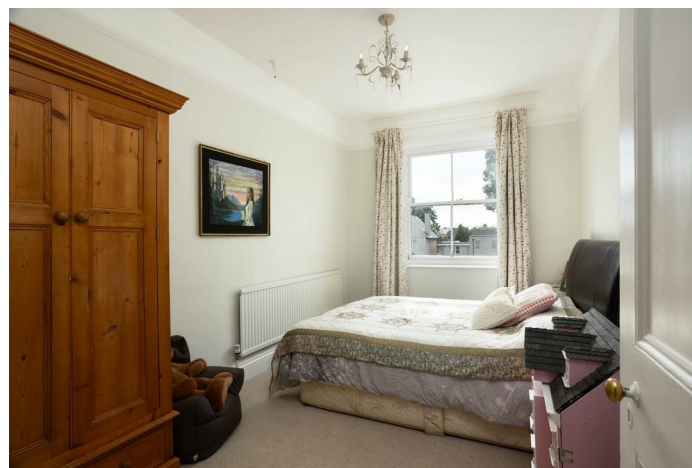
Local Authority – Leeds City Council

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1490.00 sq ft

Tenure – Freehold





Ground Floor  
 Gross internal floor area excluding Garage & Store (approx.): 138.4 sq m (1,490 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
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

Boston Spa Sales  
 181a, High Street Boston Spa  
 Wetherby  
 LS23 6AA

01937 534755  
 bostonspa@monroestateagents.com  
 www.monroestateagents.com

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