



16 CHURCH STREET
WETHERBY, LS23 6DN

£600,000
FREEHOLD

The Mistal is a hidden gem! A beautiful barn conversion packed with character features just a stone's throw from the centre of Boston Spa.

MONROE

SELLERS OF THE FINEST HOMES

16 CHURCH STREET

- Beautiful barn conversion
- Character features throughout
- Spacious open-plan kitchen diner
- Three double bedrooms
- En-suite and house bathroom
- South-facing courtyard garden+
- Garage and ample off-street parking
- Highly sort-after location
- Superb amenities close by
- Excellent schools catchment location



The Mistal is a hidden gem! A beautiful barn conversion packed with character features just a stone's throw from the centre of Boston Spa.

Set back from the road on Church Street The Mistal offers three double bedrooms, a generously sized kitchen diner, a wonderful formal living room along with a south-facing courtyard garden, garage, and ample parking all in a prime town centre location.

Entering the property through a spacious double-height hallway the ground floor accommodates a large and light-filled kitchen diner with island and direct access to the south-facing terrace. Additionally, there is a large principal bedroom with a modern, fully tiled ensuite, a downstairs WC, and a useful utility room with Belfast sink.

Upstairs this home boasts a large formal living room with a wonderful fireplace, exposed beams, and lots of natural light. The living room also grants access to a superb office space. There are a further two double bedrooms and a spacious house bathroom. Externally, there is a pretty, south-facing courtyard garden, a garage, and ample off-street parking.

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

- Beautiful barn conversion
- Character features throughout
- Spacious open-plan kitchen diner
- Three double bedrooms
- En-suite and house bathroom
- South-facing courtyard garden
- Garage and ample off-street parking
- Highly sought-after location
- Superb amenities close by
- Excellent school catchment location

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

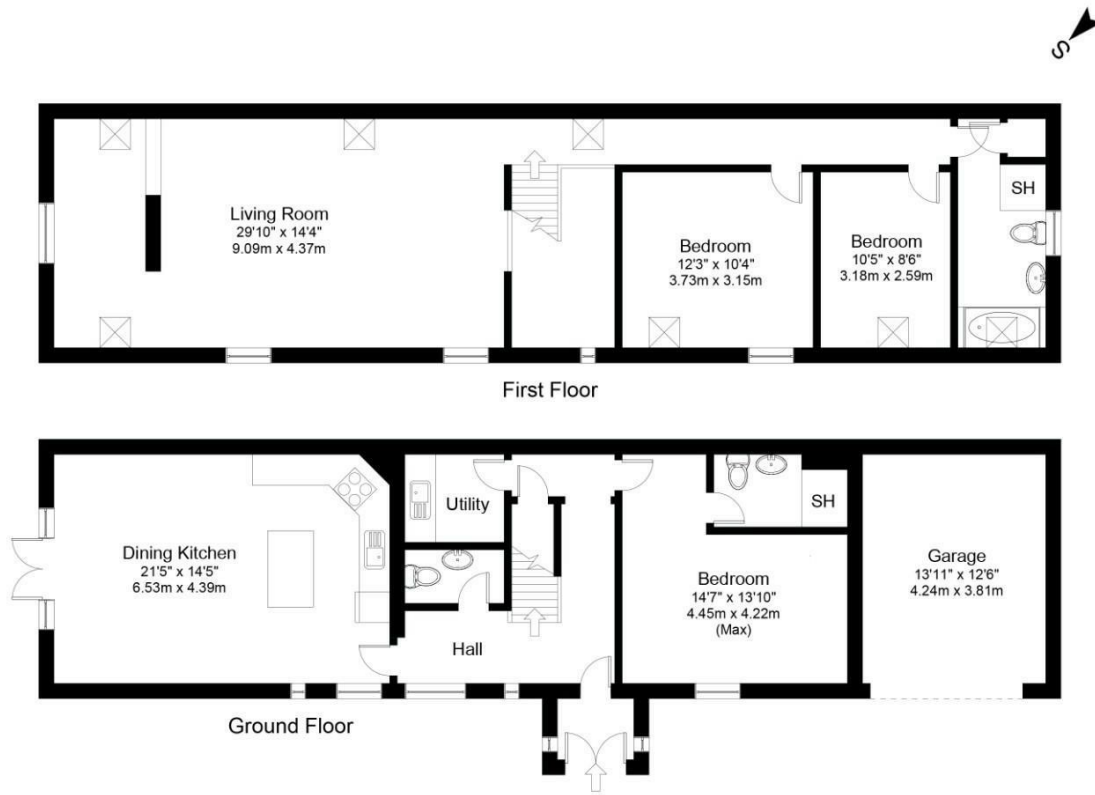
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

16 CHURCH STREET





Gross internal floor area including garage (approx.): 183.5 sq m (1,975 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			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		48	
(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

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

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

MONROE

SELLERS OF THE FINEST HOMES