



**4 BOWNAS ROAD**  
BOSTON SPA, LS23 6EX

**£650,000**  
FREEHOLD

Bownas Road is a wonderful four-bedroom detached family home in the heart of the popular village of Boston Spa. This well-presented home offers an abundance of reception spaces from which to entertain as well as a beautiful southwest-facing garden, detached garage, and large driveway.

**MONROE**

SELLERS OF THE FINEST HOMES

## 4 BOWNAS ROAD

- Beautifully presented detached family home
- Large formal lounge
- Spacious open-plan kitchen diner
- Four bedrooms
- En-suite and house bathroom
- Large conservatory
- South-west facing rear garden
- Detached double garage and plenty of off-street parking
- Highly sought-after location with superb amenities close by
- Excellent school catchment location



Welcome to this wonderful four-bedroom detached family home on a quiet residential street, just a stone's throw from Boston Spa High Street!

The ground floor of this well-presented home offers a spacious entrance hallway and an abundance of reception spaces from which to entertain, including a generously sized formal living room, a contemporary open-plan kitchen diner, a snug/study, and a large conservatory with access to the southwest-facing garden.

Upstairs offers four bedrooms and a house bathroom. The principal bedroom boasts an en-suite shower room and useful fitted wardrobes.

Externally, this home has a large driveway, a detached double garage, and a beautiful southwest-facing garden.

### ENVIRONS

Boston Spa prides itself on its excellent local amenities, such as independent eateries, coffee shops, beauty salons, and trendy bars. For the commuter, there is excellent connectivity to York, Wetherby, and Leeds, while for those who enjoy spending time closer to home, you can enjoy an endless variety of scenic walks and local activities. Boston Spa has recently been voted one of the best places to live in the UK by The Times.

### REASONS TO BUY

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### SERVICES

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

### LOCAL AUTHORITY

Leeds City Council

### TENURE

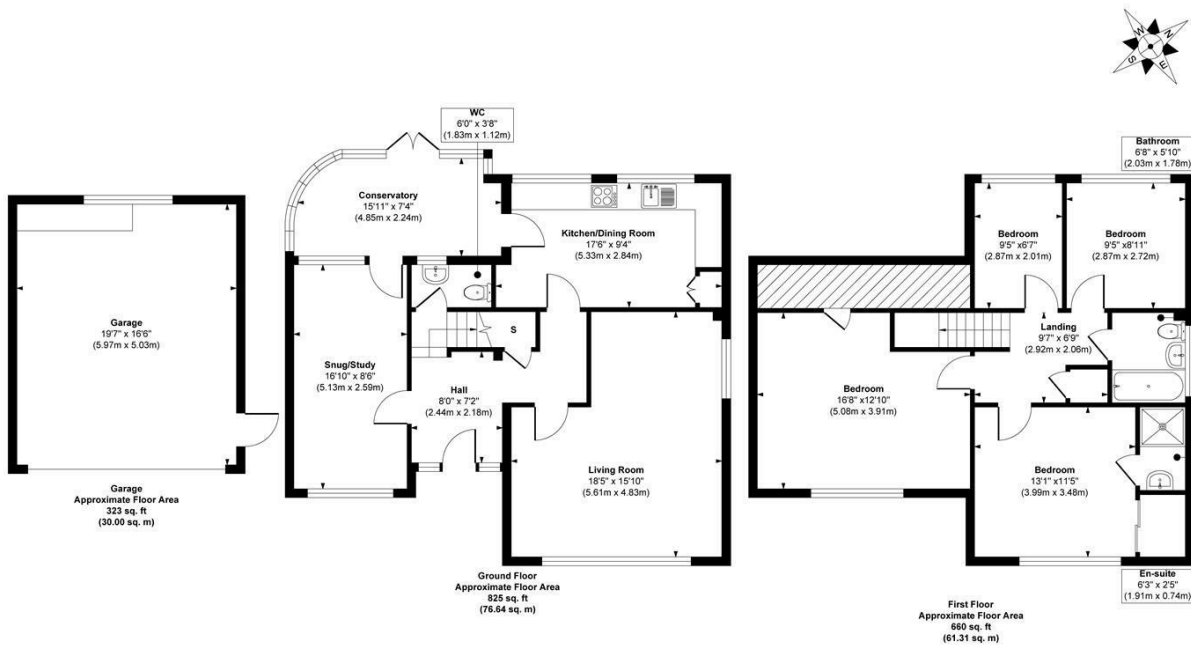
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 4 BOWNAS ROAD





**Approx. Gross Internal Floor Area 1808 sq. ft / 167.95 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			
(55-68) D		61	78
(39-54) E			
(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

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