



1 HAMPOLE WAY
WETHERBY, LS23 6FN

£345,000
FREEHOLD

Monroe is proud to introduce this rare, chain-free opportunity to acquire a stunning two-bedroom Maisonette just off the amenity-rich High Street of Boston Spa.

MONROE

SELLERS OF THE FINEST HOMES

1 HAMPOLE WAY

- Highly Sought-After Location
- Open-plan Living-Kitchen-Diner
- Two Double Bedrooms
- Garage
- Freehold
- EPC Rating B
- Ample Storage
- House Bathroom
- Chain Free
- Close by to many Local Amenities



This property is located in the highly desirable Church Fields estate on Hampole Way and benefits from its fabulous positioning just off of Boston Spa High Street. Boston Spa is known for its excellent range of local amenities, including independent eateries, coffee shops, beauty salons, and trendy bars. For commuters, there is excellent connectivity to York, Wetherby, and Leeds. For those who enjoy spending time closer to home, there are plenty of scenic walks and local activities to enjoy.

The apartment includes a spacious living room, kitchen, and dining area, as well as two large double bedrooms, a bathroom, and two large storage cupboards. All rooms have large sash windows that provide plenty of natural light and add a charming character to the space.

The property has a garage and courtyard-style off-road parking.

This is a rare opportunity to acquire a home in such a prime location without being part of a chain!

To take advantage of the opportunity to view this beautifully presented home in a highly sought-after location, don't hesitate to contact Monroe.

ENVIRONS

Boston Spa takes pride in its excellent local amenities, including independent eateries, coffee shops, beauty salons, and trendy bars. Commuters will appreciate the excellent connectivity to York, Wetherby, and Leeds. Residents who prefer staying closer to home can enjoy plenty of scenic walks and local activities.

REASONS TO BUY

- Excellent School Catchment Location
- Beautifully Presented Throughout
- Highly Sought-after location
- Superb Amenities in the Area
- Off-Street Parking/ Garage

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

CHAIN FREE

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

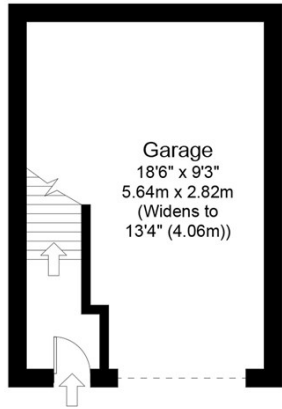
completion.

VIEWING ARRANGEMENTS

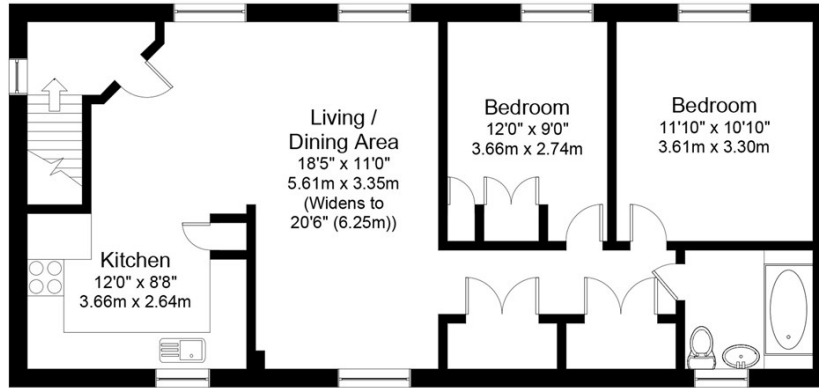
Strictly through the selling agent - Monroe Estate Agents.

1 HAMPOLE WAY



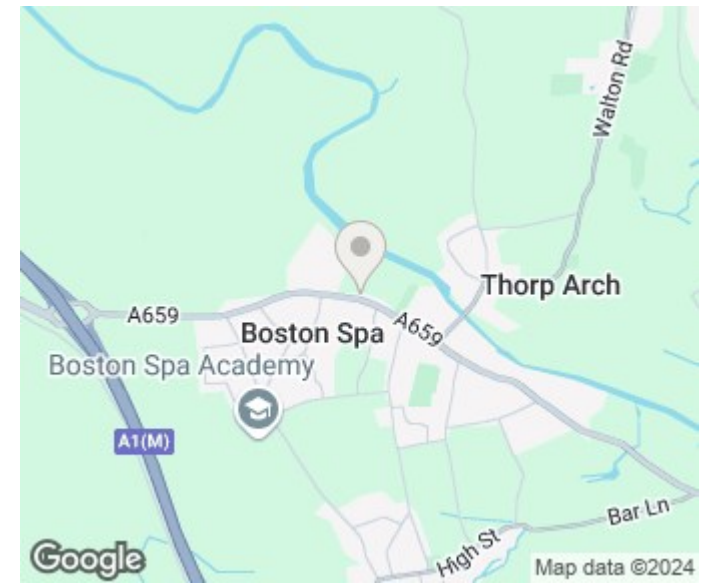


Ground Floor



First Floor

Gross internal floor area including garage (approx.): 98.5 sq m (1,060 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		78	78
(69-80) C			
(55-68) D			
(39-54) E			
(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

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