



8 SPA CRESCENT

WETHERBY, LS23 6FR

£585,000
FREEHOLD

Searching for the perfect family home in the heart of Boston spa? Look no further than 8 Spa Crescent! this beautifully presented 4 bedroom detached property features a enclosed garden, private parking and a garage all within walking distance of the Highstreet! To Book a viewing please contact the Boston Spa office on 01937 534755.

MONROE

SELLERS OF THE FINEST HOMES

8 SPA CRESCENT

- Beautifully presented detached family home
- Large formal lounge
- Spacious open-plan kitchen diner
- Four bedrooms
- En-suite and house bathroom
- Southwest-facing rear garden
- Detached garage and off-street parking
- Highly sought-after location
- Superb amenities close by
- Excellent school catchment location



Welcome to this beautifully presented CHAIN FREE, four-bedroom detached family home on a quiet residential development, in the heart of Boston Spa!

The ground floor of this contemporary home offers a spacious entrance hallway, a generously sized formal living room with patio doors onto the southwest-facing garden, and a modern open-plan kitchen diner with integrated appliances. Also on this floor is a useful utility room with access to the garden, a playroom that could alternatively be used as a study, and a WC.

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 an enclosed and private southwest-facing garden with a large stone patio, a detached single garage, and off-street parking at the rear.

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.

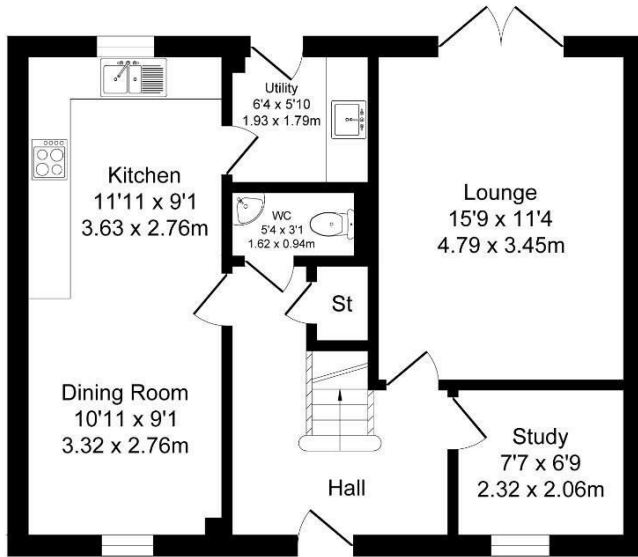
8 SPA CRESCENT



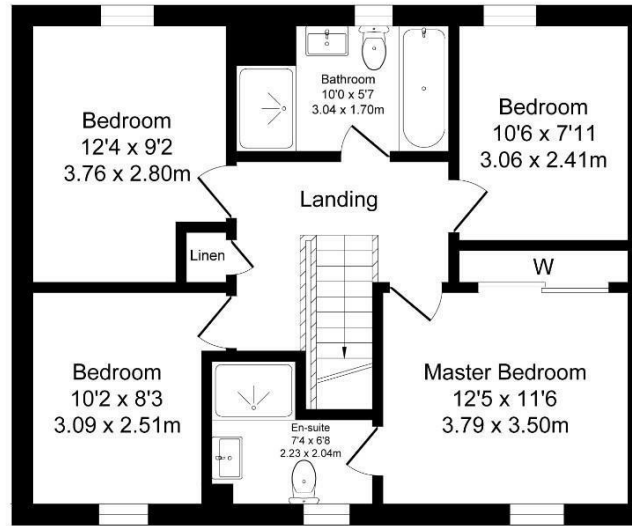
Spa Crescent, Boston Spa

Total Approx. Floor Area 1248 Sq.ft. (116.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 624 Sq.Ft
(58.0 Sq.M.)



First Floor
Approx. Floor
Area 624 Sq.Ft
(58.0 Sq.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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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