



5 HAYFIELD AVENUE  
WETHERBY, LS23 6EG

£350,000  
FREEHOLD

This exceptional opportunity in the heart of Boston Spa is not to be missed. Give Monroe a call now to take advantage of it!

MONROE

SELLERS OF THE FINEST HOMES

# 5 HAYFIELD AVENUE

- Fantastic Potential • Detached Family Home • Sought After Location • Excellent Travel Links To Leeds Harrogate & Wetherby • Just off the High Street • Walking Distance from Boston Spa Academy • Three Bedooms • Two Reception Rooms • Boston Spa Village • Excellent Travel Links



Monroe proudly presents an incredible opportunity nestled in the heart of Boston Spa. This charming village offers a plethora of amenities and boasts excellent schools, making it an ideal location for families. The property itself is a spacious 1545 Sqft and comes with a convenient driveway and a lovely, enclosed garden. Don't miss out on this fantastic opportunity to embrace the beauty and convenience of Boston Spa living.

The property features an entrance hallway, dining room, kitchen, lounge, spacious garage, and an added utility room.

The first floor features two spacious double bedrooms, a single bedroom, and a house bathroom.

Spacious loft with plenty of fitted storage.

Externally, this home has a driveway and an enclosed back garden with lots of potential.

Don't miss out on this opportunity.

To find out more information, call Monroe.

## ENVIRONS

Boston Spa is known for its wide array of local amenities, including independent eateries, coffee shops, beauty salons, and trendy bars. The area offers

excellent connectivity to nearby cities such as York, Wetherby, and Leeds, as well as convenient access to the national motorway for commuters. Additionally, Boston Spa provides a myriad of scenic walks and local activities for those who prefer to stay closer to home.

## REASONS TO BUY

- Excellent School Catchment Location
- Detached Family Home
- Fantastic Opportunity
- Highly Sought-After Location
- Superb Amenities Close By
- Three Bedrooms
- One Bathroom
- Driveway & Enclosed Garden

## 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

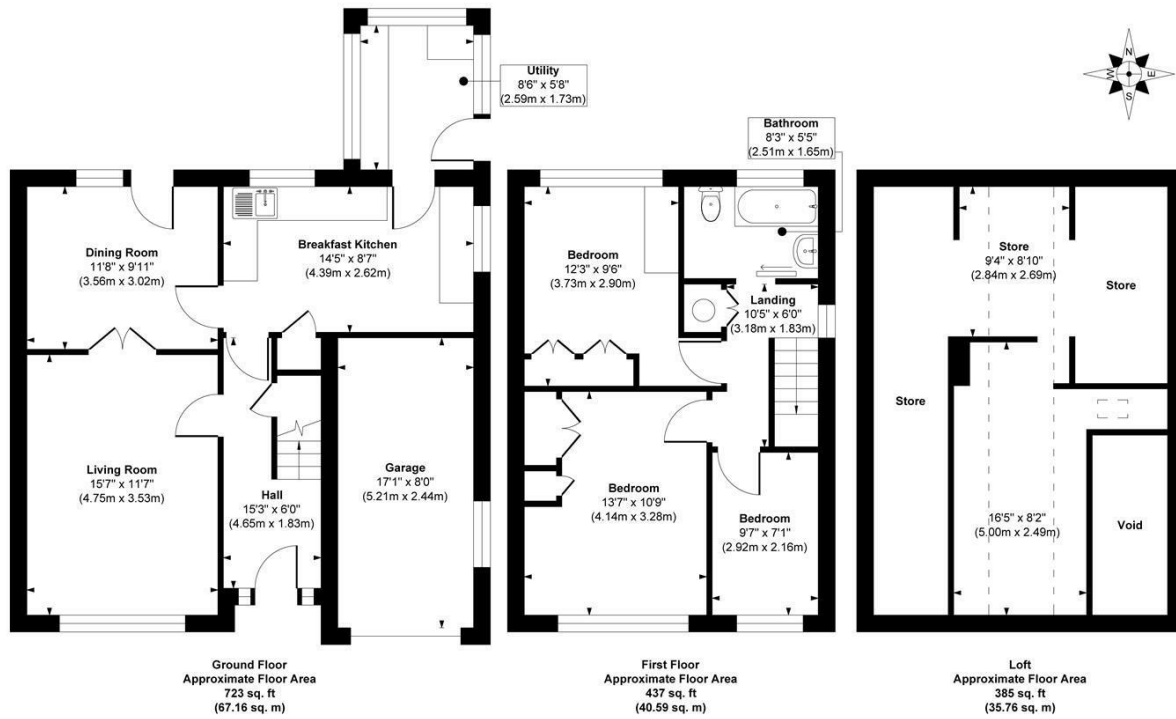
completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents.

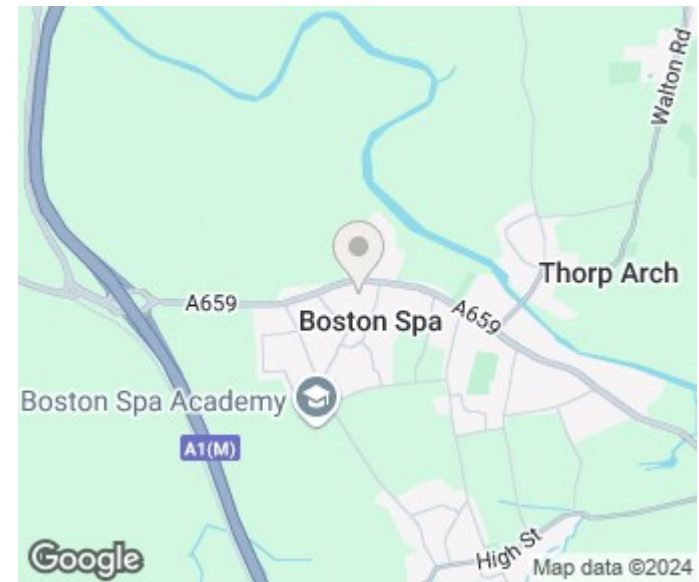
## 5 HAYFIELD AVENUE





**Approx. Gross Internal Floor Area 1545 sq. ft / 143.51 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>72</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>37</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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