



3 ROBINA CLOSE
WETHERBY, LS23 6TP

£750,000
FREEHOLD

Do you want a family home in a quiet Cul De Sac in the picturesque village of Boston Spa?

MONROE

SELLERS OF THE FINEST HOMES

3 ROBINA CLOSE

- Detached Family Home • Quiet Cul De Sac • Well Presented Throughout • Spacious & Light • Bespoke Kitchen • 2051 Sqft • Double Garage With Electric Door • Garden To The Rear • Excellent Village Location • Travel Links & Outstanding Schools



Monroe Estate Agents are proud to present this exceptional four-bedroom family home, offering over 2,000 square feet of living space. Located in a quiet cul-de-sac in the desirable village of Boston Spa, this property blends modern comfort with a peaceful setting.

Upon entering, you'll be greeted by a bright and spacious entrance hallway. This leads to a formal living room with a feature fireplace, a dining room, a snug, and a guest WC, creating a welcoming atmosphere for family and guests.

The kitchen diner is a real highlight. It features a beautifully crafted bespoke kitchen with built-in appliances, a Rangemaster cooker, and a central island, making it perfect for both cooking and entertaining.

The first floor boasts a luxurious primary suite with a Juliette balcony, an en-suite modern shower room, and a dressing room. There are also three generously sized double bedrooms, each with built-in wardrobes and plenty of natural light. A modern family bathroom serves the other bedrooms.

Externally, the property offers a spacious driveway leading to a double garage. The rear garden is beautifully landscaped, featuring two patios and ample space for entertaining family and friends.

Boston Spa is known for its picturesque surroundings and excellent local amenities, including shops, restaurants, and reputable schools. The village also offers easy access to nearby towns and cities via major transport links.

For more information or to arrange a viewing, please contact Monroe Estate Agents.

REASONS TO BUY

- Detached Property
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Four Bedrooms
- Three Reception Rooms
- Ample Off-Street Parking

ENVIRONS

Boston Spa takes pride in its excellent range of local amenities, including independent eateries, coffee shops, beauty salons, and trendy bars. For commuters, there's excellent connectivity to York, Wetherby, and Leeds. For those who prefer staying closer to home, there are plenty of scenic walks and local activities to enjoy.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

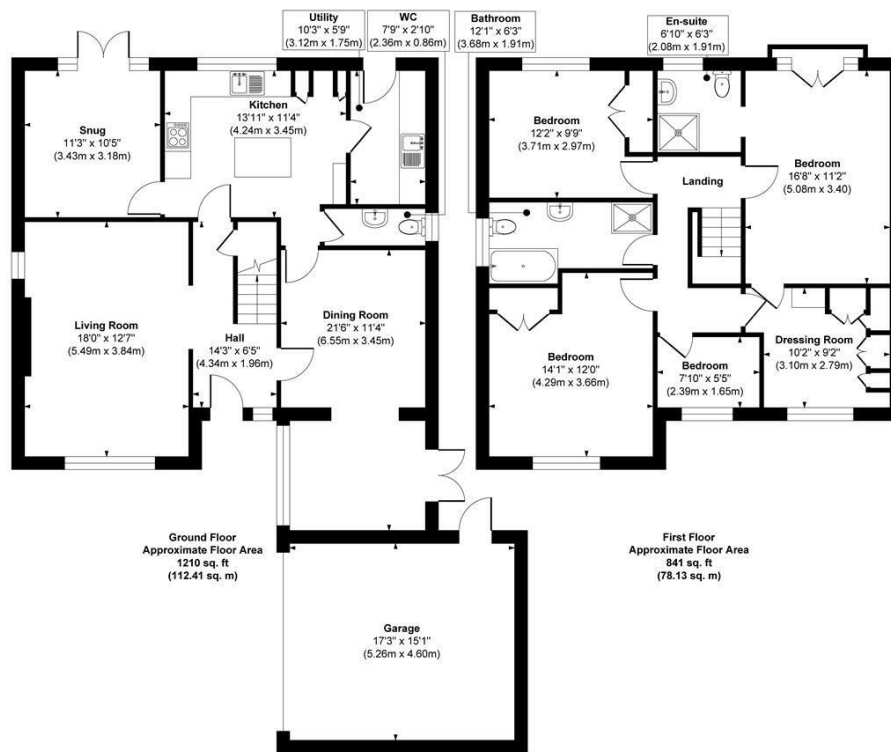
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

3 ROBINA CLOSE





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

Approx. Gross Internal Floor Area 2051 sq. ft / 190.54 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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