



67 GROVE CRESCENT

WETHERBY, LS23 6AX

£440,000
FREEHOLD

Are you looking for a family home in the beautiful village of Boston Spa?
VIEWING DAY SATURDAY 29TH BETWEEN 1pm - 3pm!

MONROE

SELLERS OF THE FINEST HOMES

67 GROVE CRESCENT

- Extended Semi Detached House • Three Bedrooms • Spacious Open Plan Living Kitchen Diner • Separate Lounge • Principle Suite With En Suite • Two Further Doubles • Driveway • Private Rear Garden • Access to Great Schools • Walking Distance to the River & Boston Spa High Street



Monroe Estate Agents are pleased to present this exceptional extended three-bedroom family home, which offers over 1,400 square feet of living space. Situated on a quiet road in the desirable village of Boston Spa, this property is well-presented and ready for you to move in.

As you step through the porch, you'll be welcomed by the entrance hallway. This hallway leads to a formal living room that flows into a fantastic open-plan kitchen and dining area. Alternatively, you can access the utility room, which is ideal for families with children or pets.

The open-plan living kitchen diner is a true highlight. It features a beautifully crafted Wren's bespoke kitchen with built-in appliances, a breakfast bar, and a wine fridge and rack, making it perfect for both cooking and entertaining.

The first floor features a luxurious primary bedroom with a spacious en-suite modern shower room and a dressing room. Additionally, two generously sized double bedrooms receive plenty of natural light. A modern family bathroom is available for the other bedrooms.

Externally, the property features a spacious driveway. The rear garden is beautifully designed, showcasing ideal and low-maintenance artificial turf, along with

two patios and ample space for entertaining family and friends.

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

For more information or to arrange a viewing, please connect with Monroe Estate Agents and take a step toward making your dream home a reality.

REASONS TO BUY

- Semi-Detached Property
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Three Bedrooms
- Spacious Open Plan Living
- Off-Street Parking

ENVIRONS

Boston Spa is proud of its excellent selection of local amenities, which includes independent restaurants, cafes, beauty salons, and trendy bars. For commuters,

the area offers great connectivity to York, Wetherby, and Leeds. For those who prefer to stay close to home, there are many 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

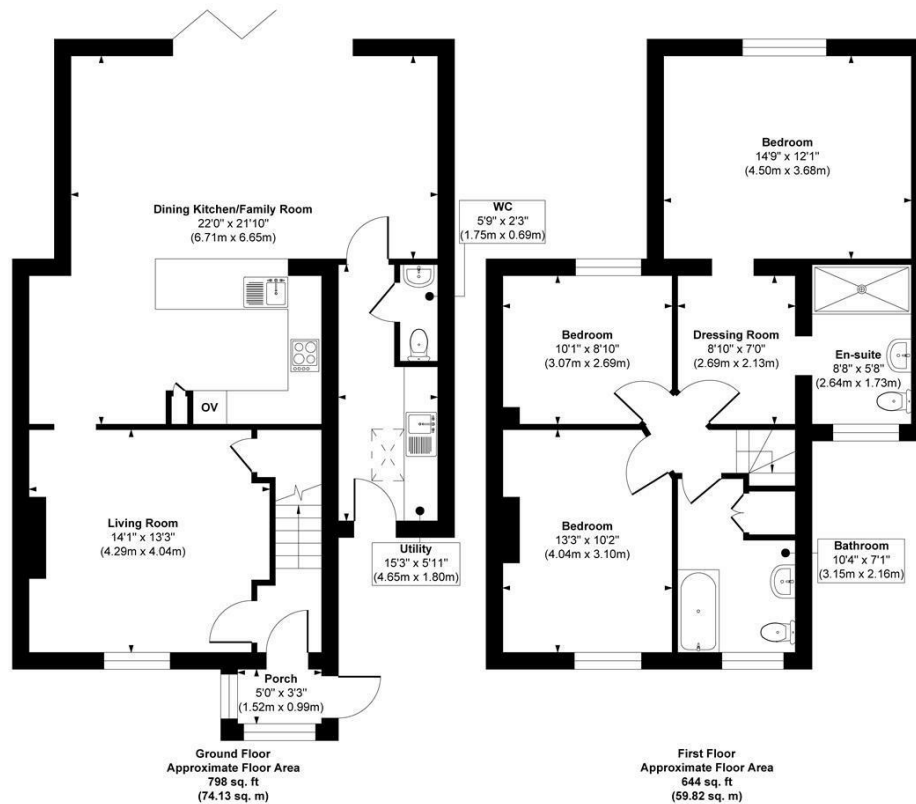
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 1442 sq. ft / 133.95 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		
(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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