



265 HIGH STREET  
WETHERBY, LS23 6AL

£1,200,000  
FREEHOLD

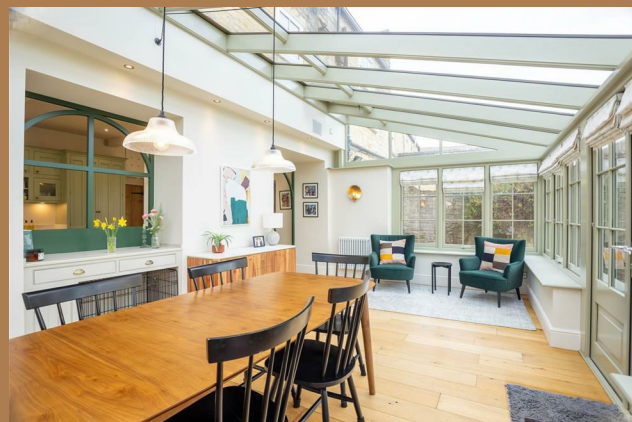
Are you looking for a discerning family home located in the heart of Boston Spa High Street?

MONROE

SELLERS OF THE FINEST HOMES

## 265 HIGH STREET

- Detached Family Home • Full Of Character with a modern twist • Six Bedrooms • Four Reception Rooms • \*\*\*\*SELF CONTAINED ONE BEDROOM ANNEXE\*\*\*\*\* • Immaculately presented • \*\*\*\*OFF STREET PARKING\*\*\*\*-Spacious Driveway and Garage • Private walled garden • High Street Boston Spa • Access To Fantastic Schools



### \*\*\*\*WONDERFUL FAMILY HOME IN THE HEART OF BOSTON SPA\*\*\*\*

Nestled on the enchanting high street in the heart of Boston Spa, Brook House stands as an exceptional family home in the village. A period property which retains some unique character features, yet with a stylish modern twist. Its unique location invites residents to embrace the lively spirit of the community while enjoying the serene refuge of their home. With a driveway and off street parking for several cars and an impressive 3,814 square feet, and sporting its own self contained annexe this property is a true gem in the village!

This captivating period property is perfectly nestled on the vibrant high street. Its distinctive charm and character shine through in every exquisite detail, creating an exceptional haven for families to call home.

As you step through the door, you are embraced by a breathtaking entrance hallway that radiates charm and character. This home boasts a formal living room and an additional reception room, currently serving as a cosy study and snug, inviting you to create cherished memories.

The living kitchen diner is a stunning space that boasts a beautifully crafted bespoke Ryburn kitchen, equipped with top-of-the-line Neff appliances. The sleek quartz worktops provide an elegant surface for cooking and

entertaining, while the solid wood flooring adds a touch of sophistication to the room. This area flows seamlessly into a light-filled Orangery that offers stunning views of the garden.

Upstairs, this inviting family home showcases four spacious bedrooms along with a large, modern bathroom that beautifully combines a separate shower, a free-standing bath, and charming wood-panelled walls, creating a serene retreat for relaxation.

The principal suite is truly remarkable, showcasing a large, radiant bedroom, an inviting ensuite with a shower and his and hers sinks, and elegant steps that lead down to a stunning dressing room.

This enchanting home offers space for parking and beautifully landscaped gardens, with inviting patios that beckon for joyful family gatherings.

The added benefit of this home is the two-story, one-bedroom annexe, perfect for endless possibilities and inspiration.

Don't miss your chance to see this home, which provides access to all the excellent amenities and schools Boston Spa has to offer. Call Monroe now.

SHOW STOPPERS



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

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.

#### 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.

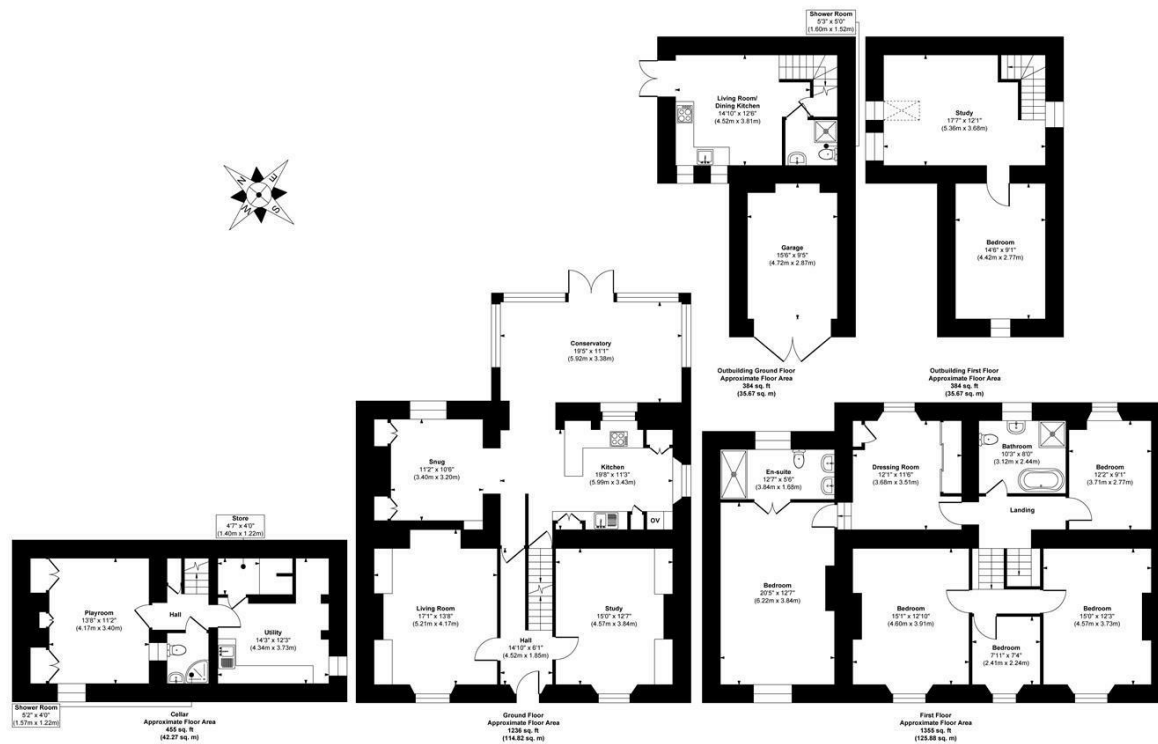
#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

## 265 HIGH STREET





| 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>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</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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