



**6 HIGHFIELD**  
WETHERBY, LS23 6HB

**£425,000**  
**FREEHOLD**

A fantastic Mid Terraced property with lots of character!

**M O N R O E**

SELLERS OF THE FINEST HOMES

## 6 HIGHFIELD

- CHAIN FREE • Full Of Character • Mid Terraced • Three Bedrooms • Two Bathrooms • Oak Flooring on the Ground Floor • In The Heart Of Boston Spa • Close To Amenities • Riverside Walks • Permit Parking



Monroe Estate Agents are proud to present this exceptional three-bedroom mid-terraced home chain free, offering over 1,200 square feet of living space. Located in the heart of the village of Boston Spa, along the road by the river, this property is full of character.

Upon entering, you will be welcomed by a bright and spacious hallway. This leads to a formal living room featuring a feature fireplace, as well as a dining room that also includes a fireplace with a log burner. The modern galley-style kitchen offers plenty of cupboard space and built-in appliances.

This move-in-ready home offers plenty of storage space throughout. The ground floor offers Oak flooring.

The first-floor features two double bedrooms, one with an en-suite shower room. The bathroom includes a rainfall shower over the bath and a separate toilet, making it ideal for families or guests.

On the second floor, there is a spacious third bedroom with Velux windows that provide ample light and access to the eaves for additional storage.

Externally, the property offers off-street parking with a permit, and to the rear, there is a courtyard with space for entertaining.

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

- Chain Free
- Mid Terraced Property
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Three Bedrooms
- Two Reception Rooms
- Off-Street Parking - Permit Only

### 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

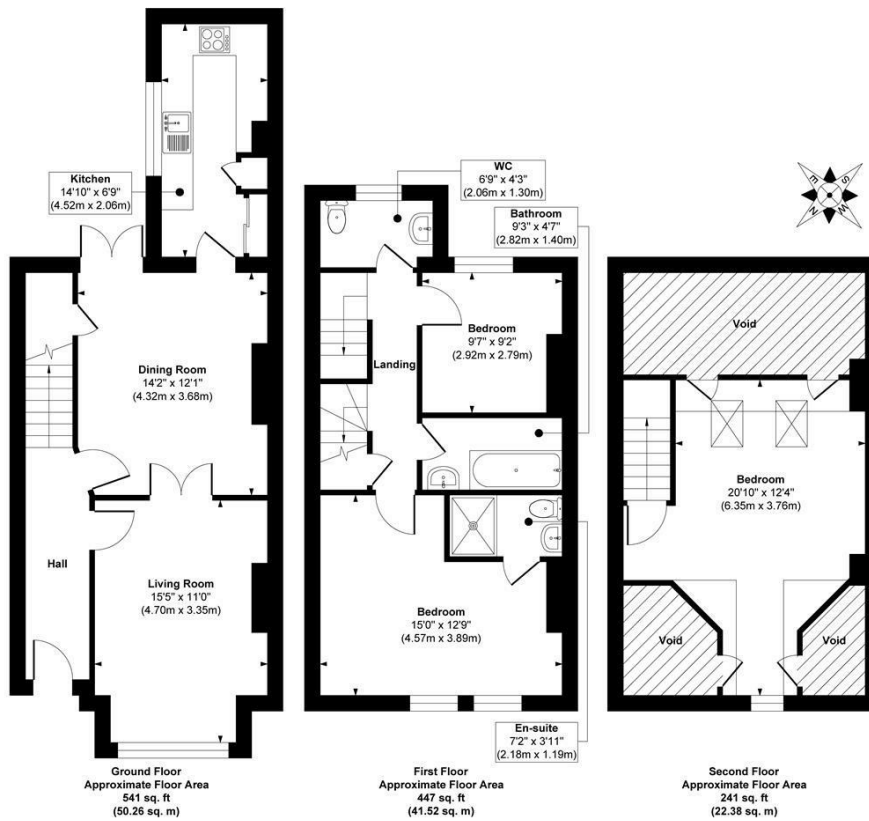
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 6 HIGHFIELD





**Approx. Gross Internal Floor Area 1229 sq. ft / 114.16 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>                            |                            | 79        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 56                         |           |
| (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<br>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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**MONROE**

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