



290 HIGH STREET

WETHERBY, LS23 6AJ

£850,000
FREEHOLD

An incredible opportunity with ANNEX potential, in the heart of Boston Spa, spanning 2493 square feet, WITH PLANNING PERMISSION GRANTED to add a further 805sqft of modern living space. High Street continues to impress with its immaculate gardens, OFF STREET PARKING for multiple cars and Double Garage! This is the perfect opportunity for Multi Generational living in a prime location, dont miss out, Contact Sophia today. 07788868521

MONROE

SELLERS OF THE FINEST HOMES

290 HIGH STREET

• High Street • Village

Location • Detached • Four Bedrooms • Great
Potential & Planning Permission • Double
Garage • Ideal for Multigenerational
Living • Garden • Driveway • Excellent
Amenities



Monroe is excited to present this property located on the charming High Street in the heart of Boston Spa. This remarkable detached family home boasts a spacious driveway and offers an impressive 2,493 square feet of living space.

The property has planning permission to be converted into a six-bedroom residence and features a double garage, offering various opportunities for potential buyers. Additionally, the former stable has approval for conversion into a self-contained annexe, making it ideal for multi-generational families, elderly parents, grown-up children, or even as a gym. This self-contained space will serve as a fantastic and versatile area.

As you enter, you are greeted by a charming entrance hallway filled with character. The home includes a formal living room with a feature fireplace, a formal dining room, and a spacious dining kitchen. Additionally, there is a utility room, a guest WC, and a wet room.

Upstairs, this inviting family home showcases two spacious bedrooms, accompanied by a large bathroom that beautifully combines a separate shower and a bath. The second floor offers two more bedrooms, ample storage, and an additional WC.

Externally, the property features a driveway, a double garage, a former stable, a spacious lawned garden, and

patios for outdoor enjoyment.

Full Planning permission to make into a six-bedroom property. Please call Monroe for more details.

The additional advantage of this home is the former stable, which has planning permission, offering endless possibilities and inspiration.

Don't miss the opportunity to see this home, which offers access to all the excellent amenities and schools that Boston Spa provides. Call Monroe today.

SHOW STOPPERS

- Unique Detached Property
- Heart Of Boston Spa
- Spacious Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Four Bedrooms
- Double Garage
- Out Buildings with Planning
- Ample Off-Street Parking

ENVIRONS

Situated at the bottom of the high street, Boston Spa offers easy access to picturesque walks along the river. The village takes pride in its diverse selection of local

amenities, including independent restaurants, coffee shops, beauty salons, and trendy bars. Commuters will appreciate the excellent transport links to York, Wetherby, and Leeds. For those who prefer to stay closer to home, there are plenty of scenic walks and local activities to explore.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

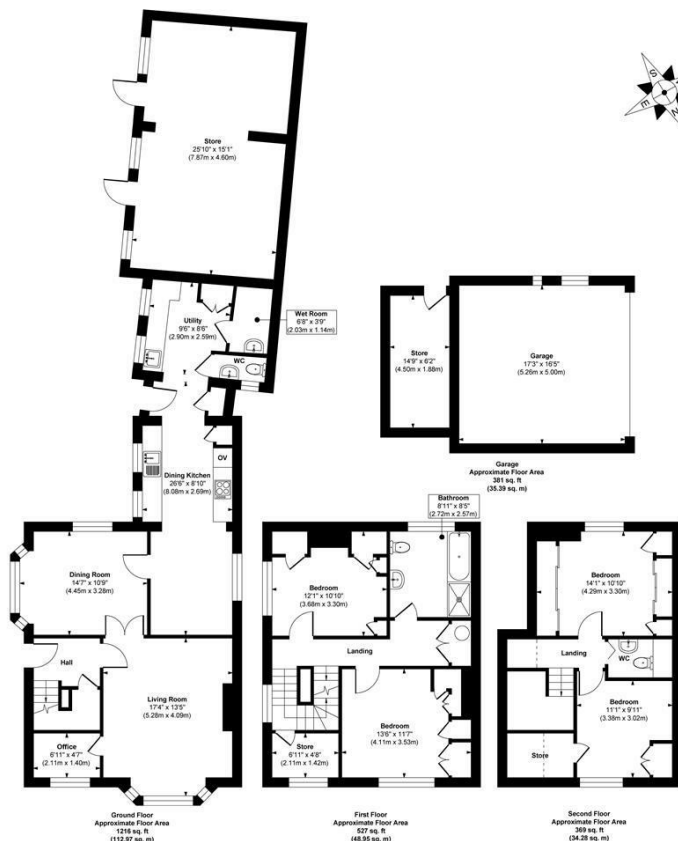
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

290 HIGH STREET

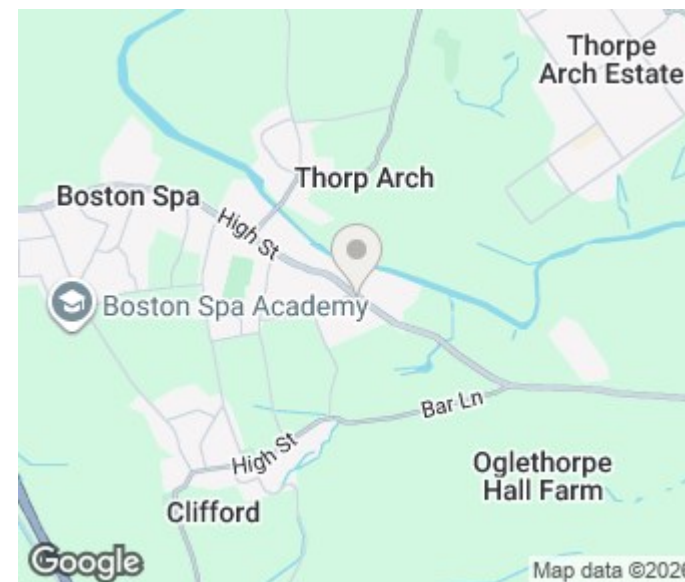




Approx. Gross Internal Floor Area 2493 sq. ft / 231.59 sq. m (Including Garage/Outbuilding)

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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