



**47 WEST AVENUE**  
WETHERBY, LS23 6EJ

**£235,000**  
FREEHOLD

Peaceful cul-de-sac bungalow with countryside views in the heart of desirable Boston Spa.

**MONROE**

SELLERS OF THE FINEST HOMES

## 47 WEST AVENUE

- No onward chain • Exciting renovation project • Private garden • Views over surrounding farmland • Offering wonderful potential • Driveway for two cars • Sought-after village setting • Peaceful cul-de-sac • Excellent local amenities and schools nearby



This 2 bedroom bungalow presents an exciting opportunity to put your own stamp on a property in an enviable position. Offering fantastic renovation potential both inside and out, this is a perfect property for those looking to create their ideal home in a peaceful, established location.

The property features a practical single-level layout, comprising two bedrooms, a kitchen, bathroom, and a spacious living area with a conservatory. To the rear, a well proportioned garden provides a lovely private outdoor space with open views over surrounding farmland — a rare and desirable feature.

Further benefits include a driveway with parking for two cars and a quiet residential setting that's ideal for downsizers, investors, or anyone looking to put their stamp on a property.

To arrange your viewing of this fabulous property, call Monroe today.

### ENVIRONS

Boston Spa is a picturesque and thriving village situated on the banks of the River Wharfe. Known for its attractive Georgian architecture and strong sense of community, the village offers a wide range of independent shops, cafés, restaurants, and essential amenities. Excellent local schools and easy access to

Wetherby, Leeds, and York make it a popular choice for families and commuters alike.

### REASONS TO BUY

- No onward chain
- Peaceful cul-de-sac location
- Private garden with open farmland views
- Two-bedroom bungalow with great potential
- Off-street parking for two cars
- Sought-after village setting
- Excellent local amenities and schools nearby

### SERVICES

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

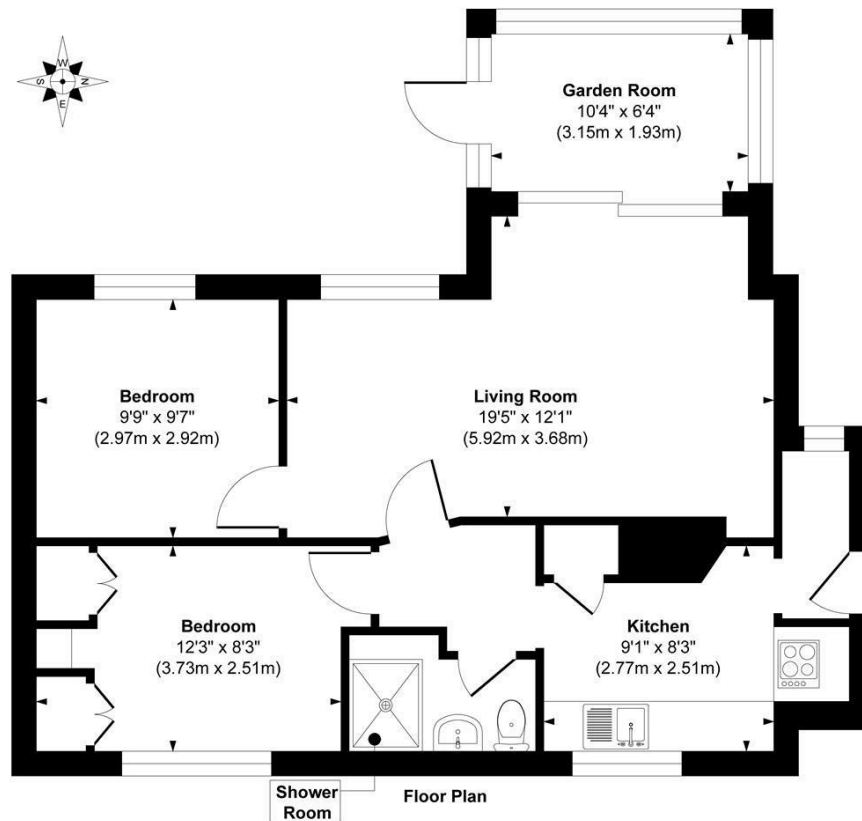
### VIEWING ARRANGEMENTS



Strictly through the selling agent - Monroe Estate  
Agents.

## 47 WEST AVENUE





**Approx. Gross Internal Floor Area 680 sq. ft / 63.17 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>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(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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