



THE BRAMLEYS CLIFFORD ROAD

WETHERBY, LS23 6BZ

£999,950
FREEHOLD

A wonderful family sanctuary nestled in the heart of Boston Spa, providing vibrant and spacious living areas.

MONROE

SELLERS OF THE FINEST HOMES

THE BRAMLEYS CLIFFORD ROAD

- Beautiful Family Home • Five Bedrooms • Three Bathrooms • Snug • Playroom • Double Garage • Landscaped Private Garden • Village Location • Excellent Travel Links



Monroe proudly presents The Brambles on Clifford Road, offering over 2770 Sqft of light, spacious, and beautifully finished living space, with wonderful access to the popular village of Boston Spa. This property is a must-see!

This exceptional property has been meticulously finished to the highest standards by the current owners. It is a perfect family home, offering spacious reception areas, five generously sized bedrooms, beautifully landscaped gardens, a double garage, and ample parking space.

You are immediately impressed by the spacious entrance hallway with polished wood flooring, which provides access to the playroom, study, and the expansive living room complete with a log burner and French doors leading to the south-facing gardens.

Behold the stunning showstopper - the newly fitted kitchen with luxurious Quartz worktops, state-of-the-art AEG appliances, elegant, tiled flooring, a charming Belfast sink, and magnificent arched windows welcoming an array of natural light.

Downstairs also offers a bedroom, a shower room, and a garage.

The first floor boasts a luxurious primary suite with bespoke fitted wardrobes and a contemporary ensuite

shower room. In addition, there are three more bedrooms and a superb house bathroom with a shower over the bath, all fully tiled.

Externally, to the front is a driveway offering a parking space and access to the double garage to the rear a fantastic lawned garden and three patio's ideal for family gatherings.

ENVIRONS

Boston Spa is renowned for its outstanding range of local amenities, including independent eateries, charming coffee shops, delightful beauty salons, and trendy bars. For commuters, its excellent connectivity to York, Wetherby, and Leeds, as well as easy access to the national motorway network, makes it an ideal location. Those who prefer spending time closer to home can indulge in an endless variety of scenic walks and partake in local activities.

REASONS TO BUY

- Superb Property Throughout
- Village Location
- Five Bedrooms
- Stunning Garden

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

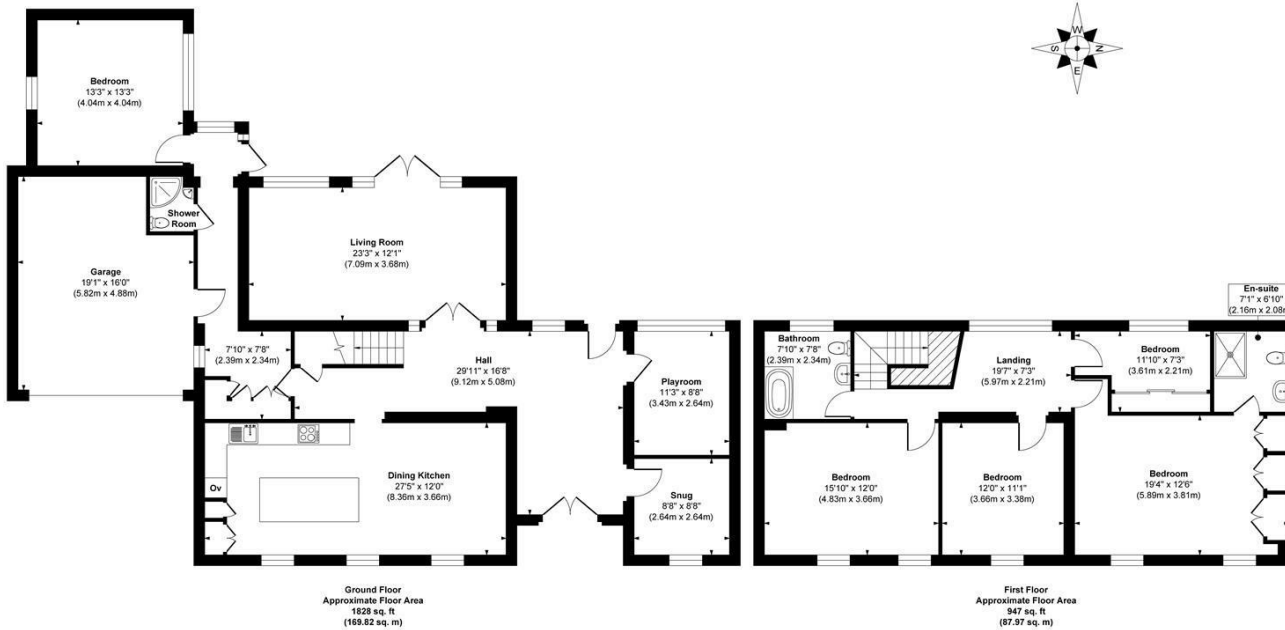
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 2775 sq. ft / 257.79 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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