



34 HOLLY ROAD  
WETHERBY, LS23 6NR

£275,000  
FREEHOLD

Are you looking in Boston Spa ?

MONROE

SELLERS OF THE FINEST HOMES

## 34 HOLLY ROAD

- Boston Spa • Great Location • End Terrace • Three Bedrooms • Parking Space • Countryside walks



A three-bedroom end-of-terrace house, impeccably presented and ideally located just a short walk from the vibrant Boston Spa High Street, complete with outstanding village amenities. This property is offered with the added advantage of no upward chain, making it an exceptional opportunity.

As you enter the property, you find a welcoming open-plan kitchen and dining area. The kitchen features stylish shaker-style units, matching work surfaces, and integrated appliances, including a double oven and appliances.

A bright and airy living room of generous proportions.

On the first floor, bedroom one is a spacious double room located at the front of the house. There is a built-in storage cupboard above the stairs, which offers additional space and shelving, and loft access is also available. Bedroom two is another well-proportioned double room with a useful built-in cupboard for storage. Bedroom three is a single room, making it ideal for a child's bedroom or a home office.

The modern house bathroom is fitted with a contemporary white suite part tiled.

The property features a gravel driveway for off-street parking and a decorative lawn garden with flowering shrubs. The fully enclosed west-facing rear garden

includes a low-maintenance stone-flagged patio, perfect for outdoor entertaining, and a side timber shed for external storage.

### REASONS TO BUY

- No Chain
- Peaceful Location
- Three Bedrooms
- Off-street parking
- 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

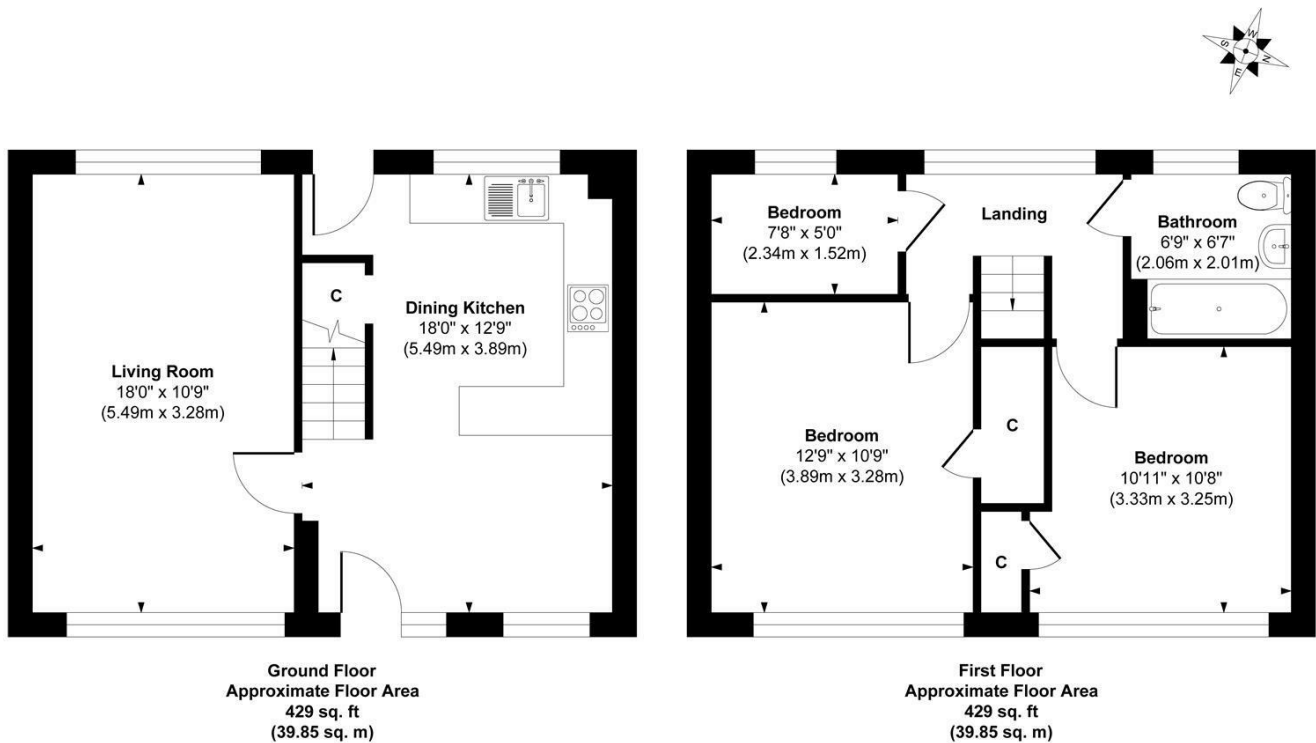
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate  
Agents.

## 34 HOLLY ROAD





**Approx. Gross Internal Floor Area 858 sq. ft / 79.70 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>                            |                            |           |
| (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<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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