



288A HIGH STREET
WETHERBY, LS23 6AJ

£260,000
FREEHOLD

Tastefully renovated and perfectly positioned on the ever popular Boston Spa High Street, this cottage really has it all, with OFF STREET PARKING AND A PRIVATE GARDEN.

M O N R O E

SELLERS OF THE FINEST HOMES

288A HIGH STREET

• Cottage • Two Bedrooms • Dining
Kitchen • Parking • Village Setting • Access to
Various Schools • Full of Charm • Great use of
Space • Amenities Close by • Absolute Gem



Located on the High Street in the heart of Boston Spa, 288a is a true gem, expertly finished to a high standard. Every inch of the space is brilliantly utilised, and all that Boston Spa has to offer is within walking distance.

This stunning hidden gem, excellently situated on the vibrant high street, exudes charm and character at every turn.

Upon entering, you are welcomed into a sitting room featuring wood panelling and access to the kitchen. The kitchen provides ample storage and space for seating, along with easy access to the south-west-facing garden.

Moving to the first floor, you will find a spacious double bedroom, a smaller single room that can serve as an office, and a house bathroom that includes a separate shower and bath, all fully tiled.

Externally, this home is complemented by parking for two cars at the front. At the rear, there is a south-west-facing patio perfect for seating, as well as an astro-turf lawn.

Don't miss the opportunity to view this fantastic property in Boston Spa. Call Monroe today to book your viewing!

Key Features

- Unique Cottage Style Property
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Parking for Two Spaces
- South West Garden

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

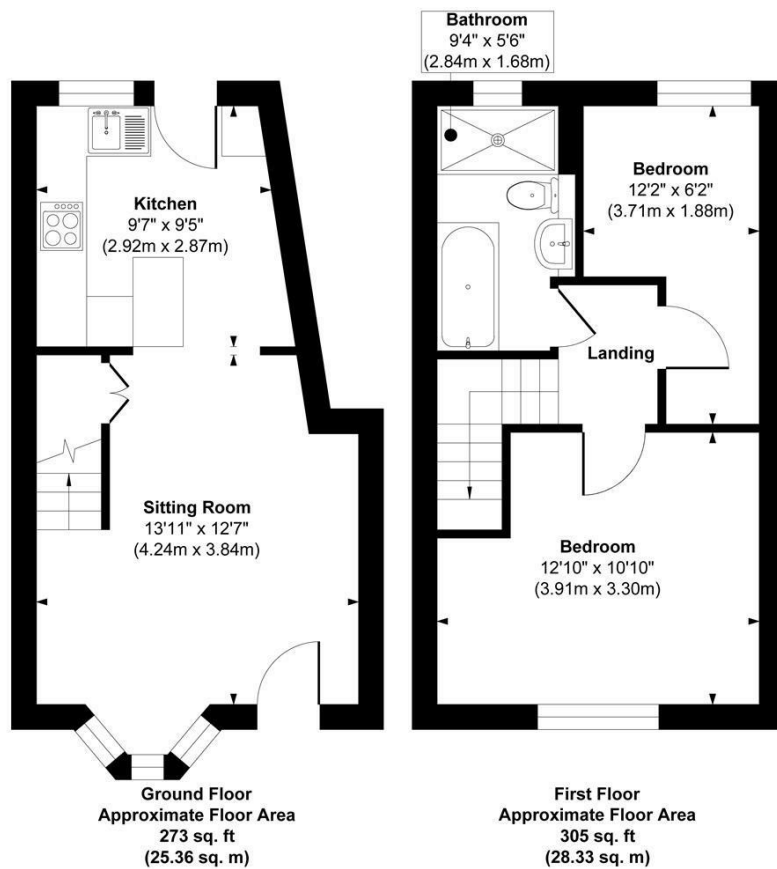
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

288A HIGH STREET





Approx. Gross Internal Floor Area 578 sq. ft / 53.69 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		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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