



**16 CHALY FIELDS
WETHERBY, LS23 6BE**

**£850,000
FREEHOLD**

Monroe is delighted to present this chain free, spacious and versatile family home offering over 2,200 sq ft of well-planned accommodation, featuring four generous bedrooms and multiple reception rooms. This property perfectly balances comfort, flexibility and potential for modern family life.

MONROE

SELLERS OF THE FINEST HOMES

16 CHALY FIELDS

- Located in the sought after area of Boston Spa
- Multiple reception spaces providing flexibility for entertaining, relaxing, or working from home
- Practical kitchen layout supported by a separate utility room
- Convenient ground floor WC for everyday living and guests
- Double Garage providing secure parking and valuable storage
- Well-balanced layout with clear separation between living and sleeping areas
- Strong potential for personalisation to suit individual lifestyle needs
- Perfect for growing families
- Move in ready & chain free
- Four well-proportioned bedrooms, including a principal bedroom with its own en-suite



Set behind a generous footprint and arranged over two well-balanced floors, this substantial family home offers flexible living space designed to suit modern life while retaining a clear sense of separation between entertaining and private areas. With over 2,200 sq ft of internal accommodation including the spacious double garage, the property feels immediately spacious and thoughtfully laid out.

The ground floor is centred around a welcoming hall that connects the main living areas with ease. To the front, a well-proportioned sitting room provides a comfortable and versatile space, ideal for quieter evenings or use as a more formal reception room. To the rear, the family room stretches across the width of the house and benefits from excellent natural light, creating an inviting hub for everyday living. Adjacent to this is a generous sunroom, perfectly positioned to enjoy views of the garden and offering an ideal spot for dining, relaxing, or entertaining throughout the year. The kitchen is well-sized and practical, complemented by a separate utility room that keeps household tasks neatly out of sight. A ground floor WC adds everyday convenience.

Upstairs, the first floor continues the sense of space and balance, offering four well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from its own en-suite, creating a private retreat, while the remaining bedrooms are

served by a modern family bathroom. Each room offers flexibility for family living, guest accommodation, or home working. The property also benefits from a fully board large loft space.

Externally, the property is further enhanced by a double garage providing secure parking or additional storage. Beyond the garden, the home's location is a standout feature; perfectly positioned for growing families, the residence sits in close proximity to the highly regarded Boston Spa Primary School and boasts a prime vantage point overlooking the tranquil, verdant expanses of the Chaly Fields development.

Don't miss your chance to explore this beautifully presented and captivating detached home in a highly desirable natural setting close to the centre of Boston Spa. Contact Monroe today to schedule a visit!

REASONS TO BUY

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vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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

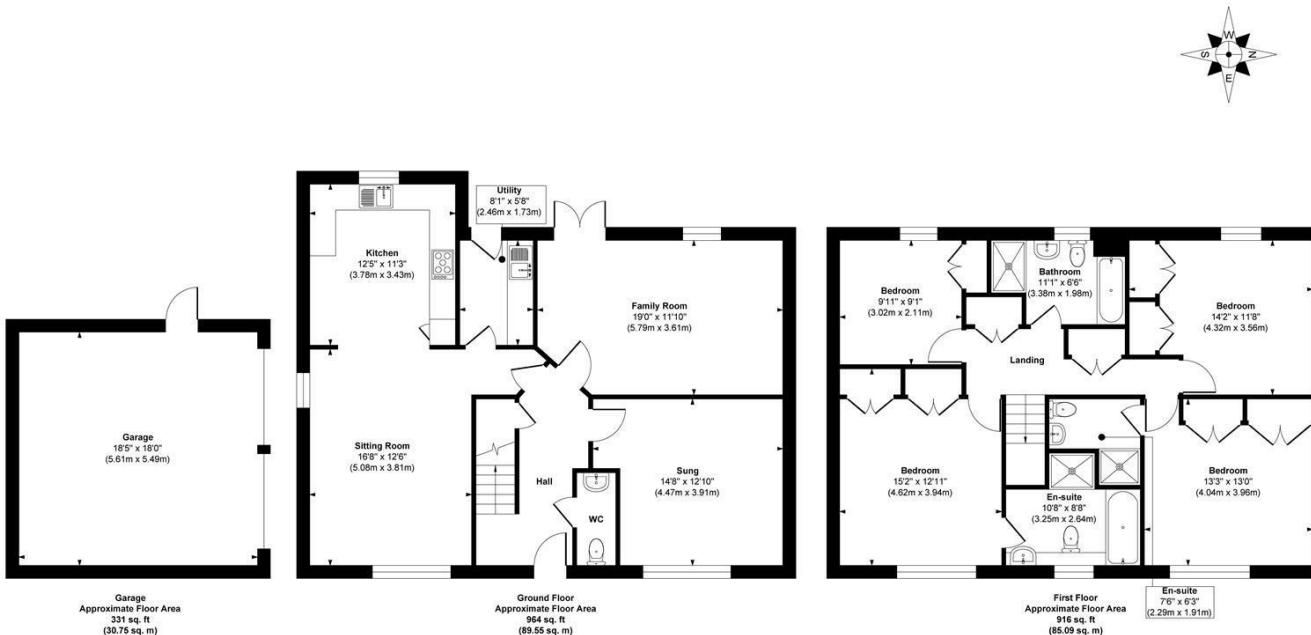
Leeds City Council

TENURE

We are advised that the property is freehold, and that

16 CHALY FIELDS





Approx. Gross Internal Floor Area 2211 sq. ft / 205.39 sq. m (Including Garage)

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	77	83
(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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