



THE NEUK STABLES LANE

BOSTON SPA, LS23 6BX

£725,000
FREEHOLD

Are you in search of an incredible opportunity in the heart of Boston Spa, complete with convenient parking? Don't miss out, call Monroe today for more details!

MONROE

SELLERS OF THE FINEST HOMES

THE NEUK STABLES LANE

- Dorma Bungalow • Great Opportunity • Village Location • Excellent Schools in the area • Fantastic Amenities • 2270Sqft • Private Garden • Driveway & Garage



This outstanding four-bedroom dormer bungalow offers immense potential and opportunity, boasting over 2,000 square feet of exquisite living space. Nestled in a serene cul-de-sac in the highly sought-after village of Boston Spa, this property is truly a gem.

As you enter, you are welcomed by a charming hallway that seamlessly leads into an elegant living room adorned with a beautiful feature fireplace. The adjoining conservatory allows an abundance of natural light to fill the space, creating a bright and inviting atmosphere. The spacious kitchen-diner is not only ample in size but also conveniently connects to a utility area, making it ideal for family living.

The first floor presents three generously sized bedrooms, one equipped with fitted wardrobes, alongside a large house bathroom featuring both a separate shower and bath. The upper level boasts two additional bedrooms, including a master suite with an En-Suite bathroom and a separate WC for added convenience.

Outside, the property is complemented by a spacious driveway leading to a double garage. The beautifully private rear garden is designed for relaxation and entertaining, complete with patios and plenty of room to host family and friends.

Boston Spa is celebrated for its idyllic surroundings and

exceptional local amenities, including charming shops, fine dining restaurants, and reputable schools. With excellent transport links, you'll enjoy easy access to nearby towns and cities.

For further details or to schedule a viewing, contact Monroe Estate Agents today. Don't miss out on this exceptional opportunity!

REASONS TO BUY

- Detached Property
- Heart Of Boston Spa
- Fantastic Potential
- Highly Sought-After Location
- Superb Amenities Close By
- Five Bedrooms
- Three Reception Rooms
- Ample Off-Street Parking

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

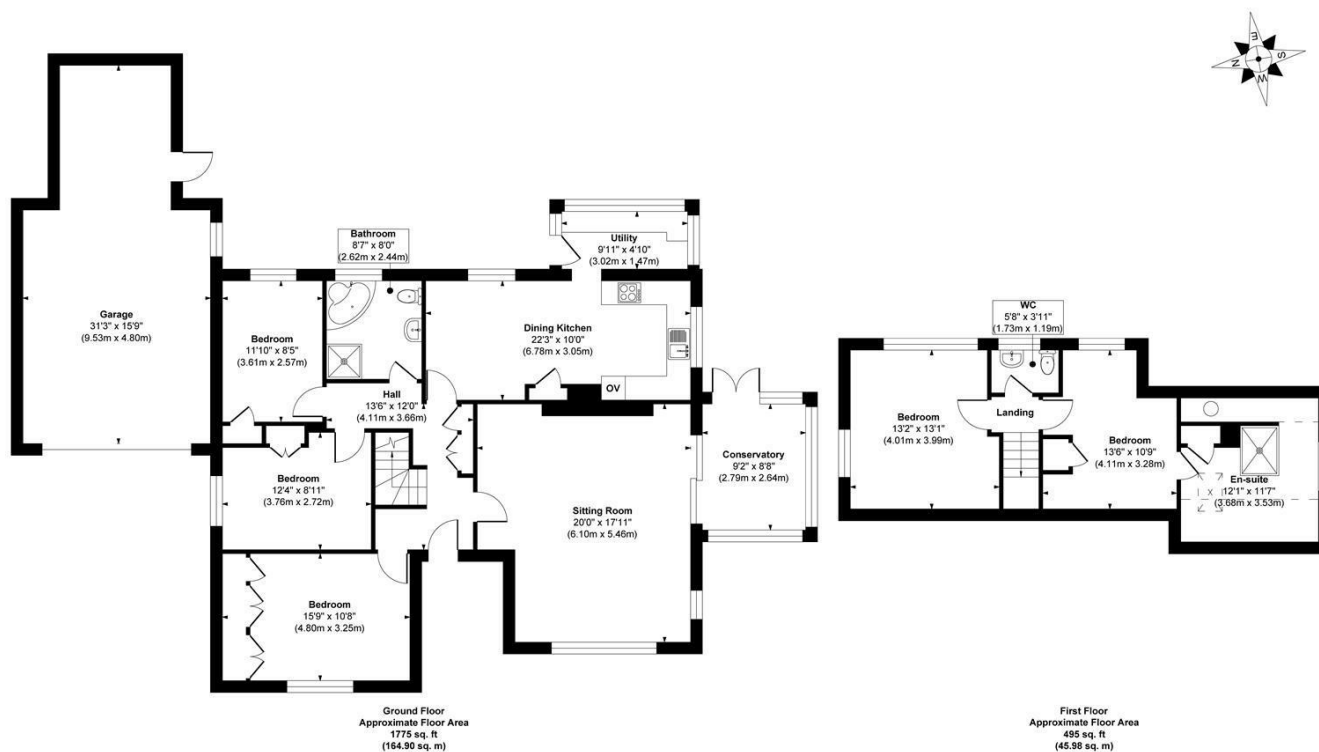
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

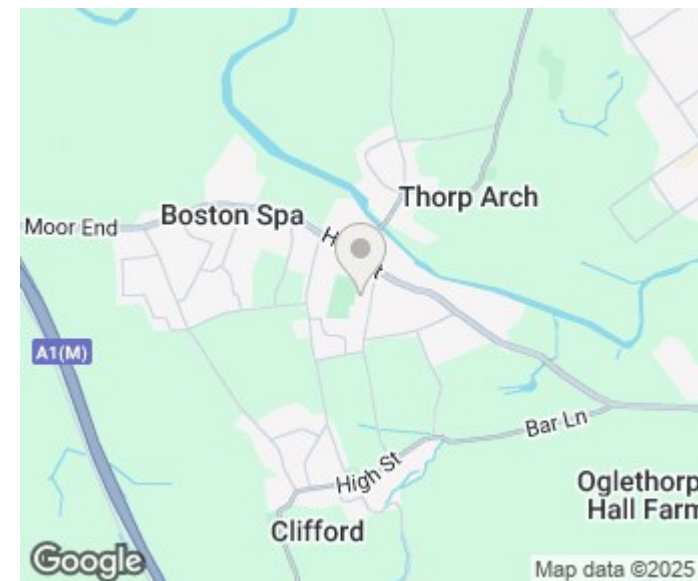
Strictly through the selling agent - Monroe Estate Agents.

THE NEUK STABLES LANE





Approx. Gross Internal Floor Area 2270 sq. ft / 210.88 sq. m (Including Garage)
 Approx. Gross Internal Floor Area 1848 sq. ft / 171.67 sq. m (Excluding Garage)
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Copyright © Show Home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(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

Boston Spa Sales
 181a, High Street Boston Spa
 Wetherby
 LS23 6AA

01937 534755
 bostonspa@monroeestateagents.com
 www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES