



## THE NEUK STABLES LANE

BOSTON SPA, LS23 6BX

£650,000  
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

- 5 Bedroom Dormer Bungalow • Development Opportunities • Desirable Village Location • Prime cul-de-sac location • Minutes Walk from the Boston Spa High Street • 2270 Sqft • Private Wrap Around Garden • Driveway & Double Garage • Excellent Schools



This substantial four/five-bedroom detached dormer bungalow represents an exceptional opportunity, offering over 2,000 square feet of accommodation on a generous plot in a quiet cul-de-sac within the highly sought-after village of Boston Spa.

The ground floor comprises a welcoming entrance hall, a spacious living room with feature fireplace, and an adjoining conservatory that floods the space with natural light. A large kitchen-diner, together with a separate utility area, offers excellent scope to create a contemporary open-plan living space tailored to modern family life.

To the first floor are three well-proportioned bedrooms and a sizeable house bathroom, while the upper level offers two further bedrooms, including a principal suite with en-suite facilities and an additional WC.

The existing layout provides a solid foundation for modernisation, reconfiguration or potential extension (subject to the necessary consents).

Externally, the property benefits from a sizeable driveway, double garage and a private rear garden.

Situated in the heart of Boston Spa, the property enjoys proximity to outstanding local amenities, including independent shops, restaurants and well-regarded schools, as well as excellent transport links to nearby

towns and cities. Opportunities of this nature in such a prime location are rare.

For further information or to arrange a viewing, contact Monroe Estate Agents today.

### REASONS TO BUY

- Detached property
- Prime cul-de-sac location in the heart of Boston Spa
- Opportunity to modernise, reconfigure or extend (STPP)
- Highly sought-after village setting
- Excellent local amenities and schools
- Flexible five-bedroom accommodation
- Multiple reception spaces
- Ample off-street parking and double garage

### 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

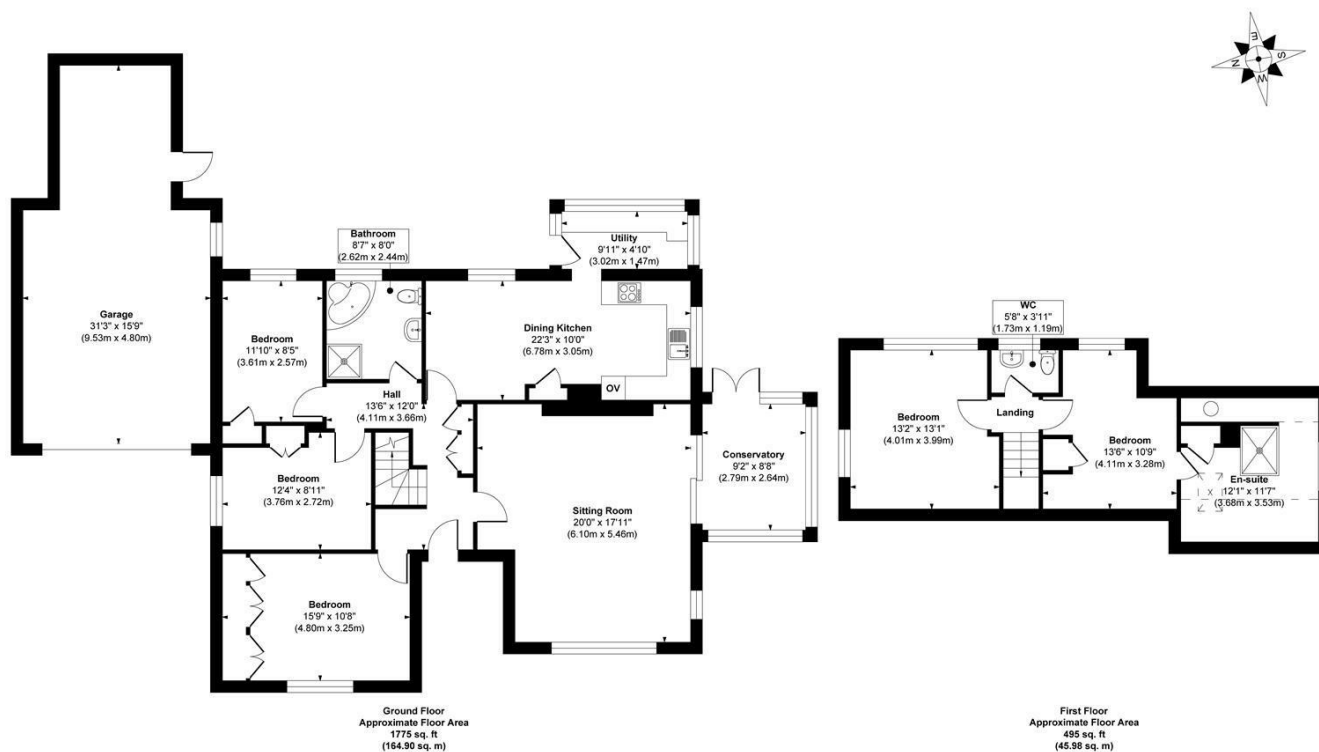
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

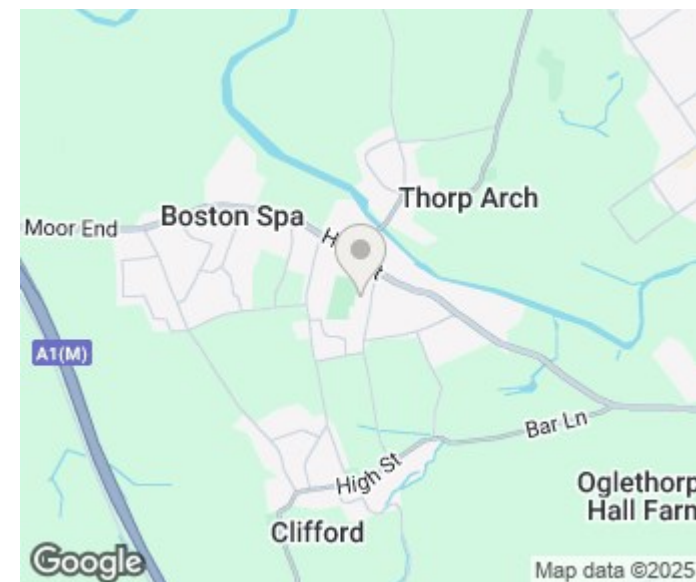
Strictly through the selling agent - Monroe Estate Agents.

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**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.  
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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>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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