



**6 BEECHES END**  
WETHERBY, LS23 6HL

**£799,999**  
FREEHOLD

Located on a picturesque cul-de-sac in Boston Spa, this property offers the benefits of village life while being within easy reach of the high street and its amenities. If you are seeking a spacious family home in a tranquil setting, this is certainly the one for you.

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## 6 BEECHES END

- Chain Free!
- Beautiful Family Home
- Quiet Cul De Sac
- Set on a Large Plot
- Self Contained One Bedroom Annexe
- Over 2,300 Sqft of Wonderful Living Space
- Five Spacious Bedrooms (one of which is in the annexe)
- Bright & Light Throughout
- South Facing Garden
- Walking Distance From Boston Spa High Street



Situated on a peaceful cul-de-sac, this substantial family home offers flexible living spaces tailored for modern life. Located on a corner plot, the property spans 2,376 Sq ft and is just a short walk from the vibrant amenities of Boston Spa village. This much-improved and extended five-bedroom detached family home is being offered for sale with no onward chain.

Spacious, flexible accommodation, this light-filled property also features a self-contained one-bedroom annexe, ideal for multi-generational living, guest accommodation, or potential rental income.

The ground floor provides ample living space and is bright and inviting for family gatherings. Upon entering, you are greeted by a welcoming entrance hall. The kitchen diner is fully equipped and features French doors that open to the garden, along with a useful utility room and a guest WC. The lounge offers a large bay window, filling the room with sunlight, and includes a feature fireplace, bespoke fitted bookcases and patio doors onto the garden.

Upstairs, a beautiful window on the stairway allows for plenty of natural light, leading to four spacious double bedrooms, two of which come with fitted wardrobes. The house bathroom is modern and fully tiled, featuring a towel rail and a shower over the bath.

The annexe has separate access and includes a kitchen,

bedroom with built in wardrobes, bathroom, study and utility, making it versatile for various uses. The space is flooded with natural light through the skylights and patio door and offers direct access to the garden and patio. The annexe can easily be reintegrated into the main house if desired, providing additional living space.

Externally, the property boasts a spacious gravel driveway and a double garage for secure parking or additional storage. The stunning, mature, south-facing garden features lawned areas, patios, and a variety of gorgeous plants, providing a private outdoor retreat. The wrap around garden is a real feature and particularly wonderful through the spring and summer. The home's location is a standout feature, positioned down a quiet cul-de-sac and perfect for growing families.

### REASONS TO BUY

- Desirable location in Boston Spa
- Multiple reception rooms
- Practical kitchen with a utility room
- Convenient ground floor WC
- Garage for secure parking and storage
- Well-balanced layout with strong potential
- Ideal for growing families
- Move-in ready and chain-free
- Four bedrooms, plus a separate one bedroom annexe

- South facing garden

Agents.

## ENVIRONS

Boston Spa boasts a great selection of local amenities, including independent eateries, coffee shops, and trendy bars. It offers excellent connectivity to York, Wetherby, and Leeds, making it ideal for commuters. The village also features scenic walks, shops, and well-regarded schools, with easy access to the A1(M) and M1 motorways.

## 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

## 6 BEECHES END





**Approx. Gross Internal Floor Area 2376 sq. ft / 220.74 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	80
(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 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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