



Rose Villa, Chestnut Avenue, Boston Spa, LS23 6EE



Key Features

- Double fronted Victorian residence
- Exclusive private road in Boston Spa
- Bespoke kitchen with central island
- Light filled garden room
- Two elegant reception rooms
- Three double bedrooms
- Principal bedroom with dressing room & ensuite
- Contemporary shower room
- Private gardens and off street parking
- Extended to the side and rear



Occupying a prestigious position on an exclusive private road within the heart of the highly desirable village of Boston Spa, this exceptional Victorian residence effortlessly combines elegant period architecture with beautifully appointed contemporary living.





Situated within the village's conservation area, the property has been sympathetically extended to the side and rear, creating a wonderful home that retains an abundance of original character whilst offering the space and versatility demanded by modern lifestyles. High ceilings, impressive proportions and a wealth of period features enhance the home's timeless appeal.

The welcoming reception hall leads to two elegant reception rooms, ideal for both formal entertaining and relaxed family living. At the heart of the home is a stunning bespoke dining kitchen, beautifully finished with granite worktops, a substantial central island and some integrated appliances. This impressive space opens seamlessly into a light filled garden room, where patio doors provide a wonderful connection to the garden. The kitchen and garden room benefit from underfloor heating. A separate utility room and guest W.C. complete the ground floor.

The first floor offers three generously proportioned double bedrooms, including a luxurious principal suite with an elegant dressing room and contemporary ensuite bathroom. A beautifully appointed house shower room serves the remaining bedrooms.

Outside, the property enjoys private and enclosed rear and side gardens, thoughtfully designed for outdoor entertaining and family enjoyment, while ample off street parking to the front enhances the practicality of this exceptional home.

Boston Spa remains one of Yorkshire's most sought-after village locations, renowned for its thriving independent cafés, restaurants and boutiques, outstanding schooling and picturesque riverside walks. Excellent transport links provide swift access to Wetherby, Leeds, York and the A1(M), making this a superb location for those seeking an exceptional village lifestyle without compromising on connectivity.

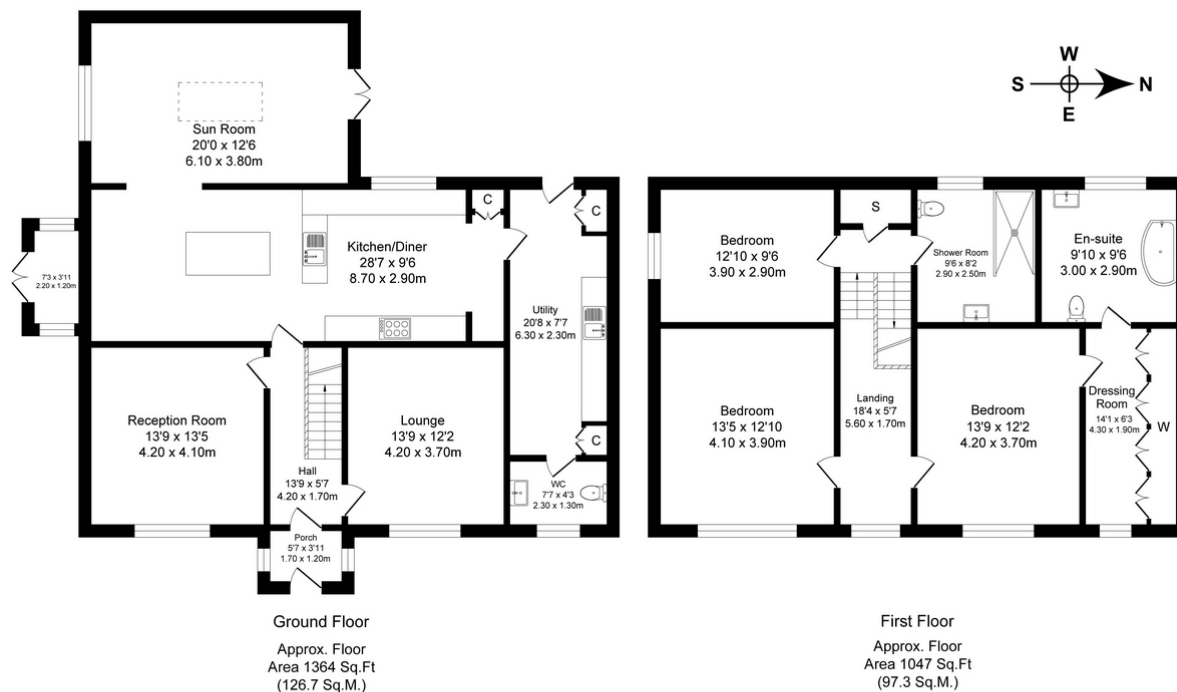
SERVICES: We are advised that the property has mains water, electricity, drainage and gas.



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Total Approx. Floor Area 2411 Sq.ft. (224.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band: F
Council Authority: Leeds City Council

