5 SPA LANE

WETHERBY, LS23 6AG

£375,000

FREEHOLD

Are you looking for a cottage in the heart of Boston Spa on a quiet road full of charm and character?

MONROE

SELLERS OF THE FINEST HOMES

5 SPA LANE

• Cottage • Quiet Road • Boston Spa Village • Three Bedrooms • South West Rear Garden • 1226 Sqft • Two Bathrooms • Walking Distance To Shops • Excellent Schools • Cellar

Tucked away just off the High Street in the lively heart of Boston Spa, this charming cottage-style home is finished to an outstanding standard. Spanning four floors and covering an impressive 1,226 sq ft, it also boasts a lovely south-west facing yard.

As you enter, you're welcomed by a cosy porch that flows into an open-plan living area featuring a log burner. The kitchen is equipped with a Belfast sink and ample space for a double oven. You'll also find a snug area and French doors that lead out to the back yard.

On the first floor, there's a generously sized double bedroom, complemented by a versatile single room that would be perfect for a home office. This floor also houses a stylish bathroom, all beautifully tiled.

The second floor includes another double bedroom, along with its own bathroom and handy eaves storage.

The lower ground level offers a practical cellar, ideal for storage or conversion into a utility space.

Outside, the property includes on-street parking at the front. The south-west-facing garden at the back provides a peaceful retreat.

This is a wonderful opportunity to own a unique and beautifully presented home in one of Boston Spa's most coveted locations. Reach out to Monroe today to book your viewing!

REASONS TO BUY

- Cottage Style Property
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Quiet Road Just Of High Street
- Cellar

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.

CGIs have been placed in this property, these are computer-generated 3D images (or, in some contexts, virtual tours) have been created to show what the interior or exterior of the property could look like

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.

5 SPA LANE

Spa Lane, Boston Spa

Cellar	Ground Floor	First Floor	Second Floor
Approximate Floor Area	Approximate Floor Area	Approximate Floor Area	Approximate Floor Area
270 sq. ft	368 sq. ft	348 sq. ft	240 sq. ft
(25.08 sq. m)	(34.18 sq. m)	(32.33 sq. m)	(22.29 sq. m)

Approx. Gross Internal Floor Area 1226 sq. ft / 113.88 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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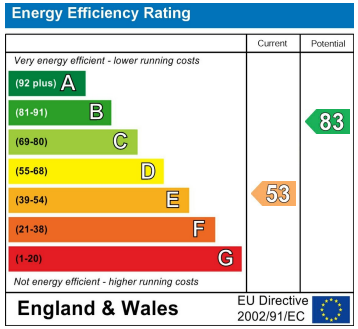

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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