21 HEATHFIELD LANE

WETHERBY, LS23 6PJ

£445,000

FREEHOLD

This stunning three-bedroom detached home has been meticulously modernised and tastefully appointed throughout, showcasing exceptional attention to detail and style.

MONROE

SELLERS OF THE FINEST HOMES

21 HEATHFIELD LANE

• Detached Dormer Bungalow • Fully Renovated Throughout • Three Spacious Bedrooms • Two Modern Bathrooms • Over 1,400 Sqft • South Facing Garden • Single Garage and Driveway • Walking Distance to Boston Spa Academy • Within Easy Reach of the Boston Spa High Street

This beautifully presented three-bedroom detached home has been extensively modernised, combining style and practicality. Located within walking distance of schools, shops, and village amenities, it features a south-facing private garden.

Upon entering, a bright hallway leads to a downstairs WC and a utility space.
The stunning open-plan kitchen, dining, and family area is bathed in natural light from large windows and includes high-gloss units, quality work surfaces, and integrated appliances like an electric oven and gas hob. The airy living room offers lovely garden views, along with a spacious double bedroom currently used as an office.

Upstairs, a light landing leads to a modern family bathroom with a stylish white suite. The master bedroom features a vaulted ceiling and En - Suite shower room, while the second bedroom accommodates an L-shaped wardrobe.

Outside, a flagged driveway provides parking and access to a garage. The front garden is mostly lawned with a decorative border, while the south-facing rear garden is low-maintenance, enclosed for privacy, and includes a patio area perfect for outdoor entertaining.

REASONS TO BUY

- Heart Of Boston Spa
- Fully Renovated Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Three Generous Bedrooms
- Close To Boston Spa Academy
- Single Garage, Driveway & Garden

ENVIRONS

Boston Spa boasts an impressive selection of local amenities, including independent restaurants, coffee shops, beauty salons, and trendy bars. Commuters benefit from excellent transport links to York, Wetherby, and Leeds. For those who prefer to stay closer to home, there are numerous 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

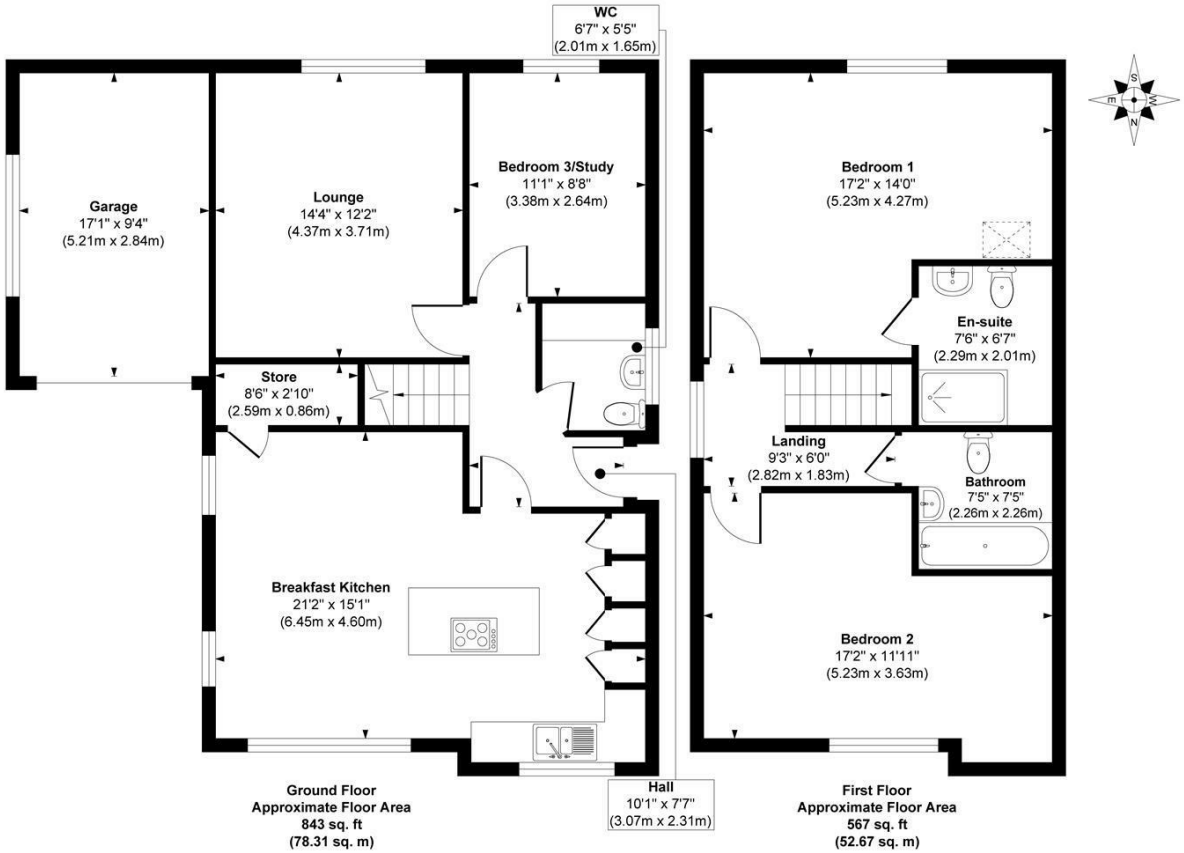
TENURE

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.

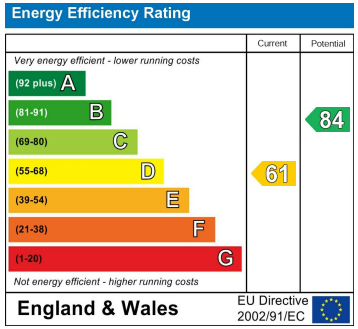
21 HEATHFIELD LANE



Approx. Gross Internal Floor Area 1410 sq. ft / 130.98 sq. m

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

Copyright © Show Home.



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
186, High Street Boston Spa
Wetherby
LS23 6BT

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

MONROE

SELLERS OF THE FINEST HOMES