



## WHARFEDALE LYNTON AVENUE

BOSTON SPA, LS23 6BL

£1,175,000  
FREEHOLD

A Rare Opportunity in Central Boston Spa : A Substantial Five-Bedroom Home set in 0.5 Acres with Woodland and Riverside Access.

MONROE

SELLERS OF THE FINEST HOMES

# WHARFEDALE LYNTON AVENUE

- Substantial Family Residence • Heart of Boston Spa • Five Reception Rooms • Fitted Kitchen • Potential for Annexe • Potential To Extend Further • Set in Large Plot • Private Woodland • Gated Property With Ample Parking • Stones Throw From All Amenities



Monroe is excited to present this fantastic family home located in the heart of Boston Spa. Nestled at the end of a quiet cul-de-sac, Wharfedale boasts a prime location in central Boston Spa. The property is situated on a substantial plot of approximately 0.5 acres, featuring a large garden that leads to its very own woodland.

This wonderful family home offers exceptional flexibility in living space, comprising five well-proportioned bedrooms and five reception rooms. It has potential for annexe accommodation or home business use, making it ideal for a growing family or families looking to cohabitate with relatives.

At the heart of the home is a newly fitted kitchen/dining room that is bright and inviting, offering views over the stunning rear garden. This area is complemented by a separate utility room and an integral garage. The ground floor also includes five spacious reception rooms, including a bright family lounge with a log-burning stove.

On the first floor, the principal suite serves as a haven of peace and tranquillity, featuring fitted wardrobes, an ensuite shower room, and double doors leading to a Juliet balcony. Four additional bedrooms provide ample space for family and guests to rest and recharge. The family bathroom includes both a bath and a shower, along with a separate WC for added convenience.

There is also the opportunity to expand the living space if needed.

Externally, the residence is situated within a secure gated plot that offers ample driveway parking. The rear of the property features a particularly large garden with private woodland, providing direct access to a riverside walk.

Positioned in the heart of Boston Spa, the property is just a short walk from various local amenities, including shops, restaurants, and well-regarded schools, as well as excellent transport links.

For more information or to arrange a viewing, please contact Monroe Estate Agents.

## REASONS TO BUY

- Detached Property
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Five Bedrooms
- Reception Rooms
- Ample Off-Street Parking

## 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

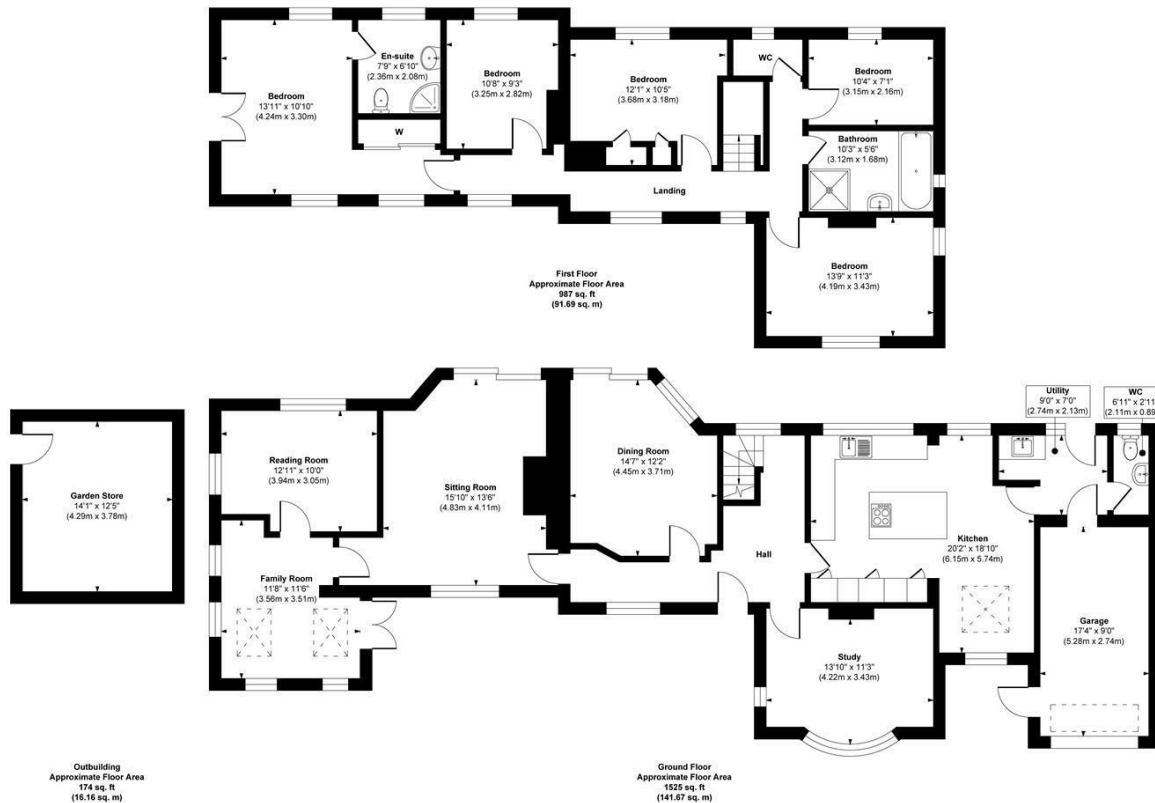
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## WHARFEDALE LYNTON AVENUE





Approx. Gross Internal Floor Area 2686 sq. ft / 249.52 sq. m (Including Garage & Outbuilding)

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>                            |                            |           |
| (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<br>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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