



34 HOLLY ROAD  
WETHERBY, LS23 6NR

£275,000  
FREEHOLD

This terraced house presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-appointed home. Whether you are a first-time buyer, downsizer or seeking a new family residence, this property is sure to impress.

MONROE

SELLERS OF THE FINEST HOMES

# 34 HOLLY ROAD

- NO CHAIN!
- Desirable Boston Spa Location
- Off Street Parking
- Walking Distance to Amenities
- Indian Stone Paved Garden
- Three Bedrooms
- Modern Throughout



A beautifully presented three-bedroom end-of-terrace home, ideally positioned within easy walking distance of Boston Spa's vibrant High Street and its excellent range of village amenities. Offered with the benefit of no upward chain, this property presents a fantastic opportunity.

The property opens into a welcoming open-plan kitchen and dining area. The kitchen is fitted with stylish shaker-style units, complementary work surfaces, and integrated appliances, including a double oven. The spacious living room is bright and airy, offering generous proportions and an inviting space to relax.

To the first floor, the principal bedroom is a well-sized double room located at the front of the property, featuring a built-in storage cupboard over the stairs and access to the loft. Bedroom two is another comfortable double room with a useful built-in storage cupboard. Bedroom three is a single room, ideal for a child's bedroom or home office. The modern house bathroom is fitted with a contemporary white suite and is partially tiled.

Externally, the property benefits from a gravel driveway providing off-street parking, alongside a well-maintained front garden with lawn and established flowering shrubs. The fully enclosed west-facing rear garden features a low-maintenance stone-flagged patio, ideal for outdoor entertaining, and a timber shed

to the side offering additional external storage.

## REASONS TO BUY

- No Chain
- Peaceful Location
- Three Bedrooms
- Off-street parking
- Sought-after village setting
- Excellent local amenities and schools nearby

## SERVICES

We are advised that the property has mains water, electricity, 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

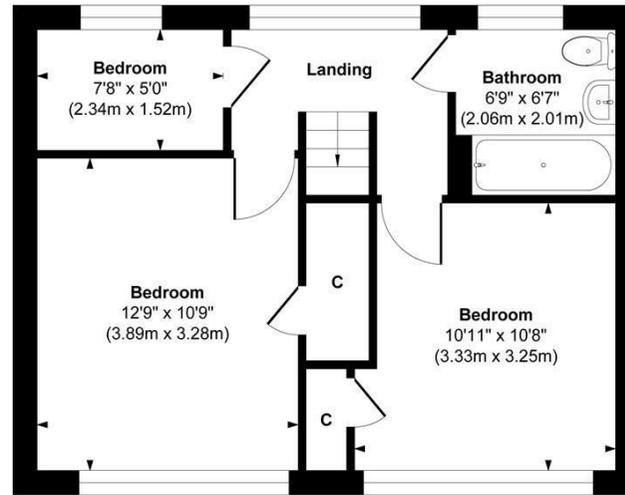
Strictly through the selling agent - Monroe Estate Agents.

# 34 HOLLY ROAD





**Ground Floor**  
Approximate Floor Area  
429 sq. ft  
(39.85 sq. m)



**First Floor**  
Approximate Floor Area  
429 sq. ft  
(39.85 sq. m)

**Approx. Gross Internal Floor Area 858 sq. ft / 79.70 sq. m**

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

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| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (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>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <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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