





FLAT 4, 187A HIGH STREET

BOSTON SPA, LS23 6AA

£350,000

LEASEHOLD

This attractive property offers a fantastic combination of spacious accommodation and modern living, with two well-proportioned bedrooms, two bathrooms and an impressive open-plan lounge and kitchen. The versatile layout, generous living space and contemporary feel make this a comfortable and practical home, ideal for first-time buyers, couples or those looking for a stylish, easy-to-maintain property.

MONROE

SELLERS OF THE FINEST HOMES

FLAT 4, 187A HIGH STREET

• Heart of Boston Spa • Two well-proportioned bedrooms • Spacious open-plan living • Useful kitchen island • Versatile second bedroom • Separate shower and bath • Convenient village location • Close to local amenities • Ideal for first-time buyers • Access to Motorway links.





Located in the heart of Boston Spa, this well-presented two-bedroom property offers a practical and inviting layout, making it an ideal home for a range of buyers. The accommodation is centred around a generous open-plan lounge and kitchen, providing a bright and versatile space for both relaxing and entertaining. The kitchen benefits from a central island with an integrated hob, ample worktop space and a separate sink area, while the lounge provides plenty of room for comfortable seating and everyday living.

The property features two well-proportioned double bedrooms, with the principal bedroom is flooded with natural light from the Juliette balcony and benefitting from a modern ensuite shower room. A family bathroom is positioned conveniently off the main hallway and is fitted with a bath wash basin and WC.

The property also benefits from a dedicated parking space and secure entrance.

Reason to Buy:

* Heart of Boston Spa
* Dedicated parking space
* Two well-proportioned bedrooms
* Spacious open-plan living
* Useful kitchen island
* Versatile second bedroom
* Separate shower and bath
* Convenient village location
* Close to local amenities
* Ideal for first-time buyers
* Access to Motorway links.

Environs.

The property is situated at High Street, Boston Spa, in a central position within the village. The surrounding area comprises a mixture of residential and commercial properties, with a range of shops, cafés, restaurants and everyday amenities located along and close to the High Street, including Costcutter, Fawns Coffee House, L'Aquila and other local establishments. The property is also conveniently located for public transport, with several bus stops within walking distance, while Ulleskelf railway station is approximately 10 km away. Local educational facilities include St Mary's Primary School, Primrose Lane Primary School and Boston Spa Academy, all within relatively easy reach. Recreational facilities, including sports pitches and tennis courts at Stables Lane, are also located nearby. Overall, the property benefits from a convenient and accessible village-centre location, with a good range of local amenities, services, transport links, schools and recreational facilities within the surrounding area.

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 Leasehold.

VIEWING ARRANGEMENTS

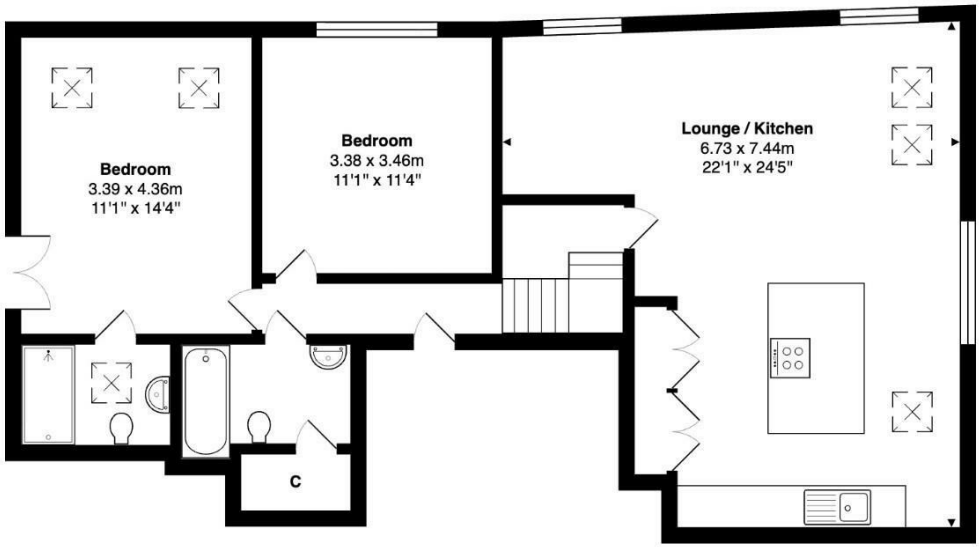
Strictly through the selling agent - Monroe Estate Agents. Viewings by appointment only.

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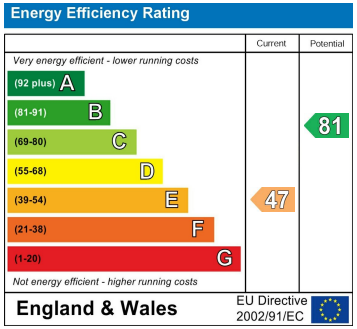




Total Area: 83.8 m² ... 902 ft²

All measurements are approximate and for display purposes only





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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