



## 1 PINE TREE AVENUE WETHERBY, LS23 6HA

£520,000  
FREEHOLD

This delightful end terrace house offers a perfect blend of period charm and modern living. Built in 1905, the property boasts a generous 2,104 square feet of living space, making it an ideal family home. This property is a wonderful opportunity for those seeking a spacious and characterful home in a desirable location. Do not miss the chance to make this charming house your new home.

MONROE

SELLERS OF THE FINEST HOMES

# 1 PINE TREE AVENUE

- In The Heart of Boston Spa • Four Spacious Bedrooms • Three Modern Bathrooms • Dedicated Parking Spot • High Ceilings • Cosy Log Burner • Beautifully Presented Throughout • Period Features • Over 2100 Sqft • Walking Distance to Boston Spa Academy



## HIDDEN ON A QUIET ROAD IN THE HEART OF BOSTON SPA

Nestled in the picturesque village of Boston Spa, Pine Tree Avenue boasts a spacious end-of-terrace Edwardian property featuring four bedrooms, all within walking distance of beautiful walking trails. This charming home is located on a private road, offering both tranquillity and privacy.

Upon entering, you're welcomed into an inviting hallway brimming with character, highlighted by a lovely tiled floor.

This warm space leads to a formal living room, complete with a cosy log burner and a charming bay window. From here, you can access a shower room, eventually opening up to a fantastic family room that also features a log burner and steps up to the generously sized, fully fitted kitchen with integrated appliances. Conveniently, there is also a utility area accessible from this space with access to the basement, ideal for storage.

Venturing to the first floor, you'll find two generously sized double bedrooms and a family bathroom that includes a separate, freestanding bath for relaxation. The second floor hosts two additional double bedrooms, one of which benefits from a private En-Suite shower room.

Outside, the property features a low-maintenance landscaped front garden, complete with an artificial lawn, perfect for outdoor enjoyment. Pine Tree Avenue is designated as a residents-only road, monitored by an electric barrier at the village end to prevent through traffic, ensuring a peaceful living environment.

## REASONS TO BUY

- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Four Bedrooms
- Three Reception Rooms
- Off-Street Parking & 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.

## SERVICES

We are advised that the property has mains water,

electricity, drainage and gas.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

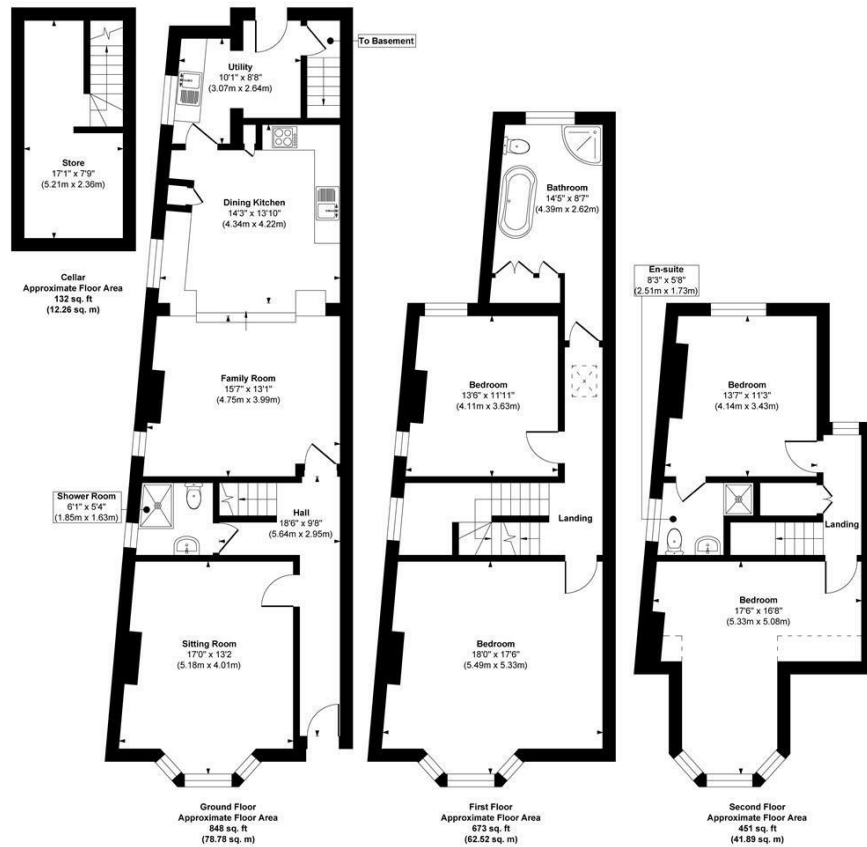
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 1 PINE TREE AVENUE





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>			<b>78</b>
(55-68) <b>D</b>		<b>60</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 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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