





1 LEE ORCHARDS

WETHERBY, LS23 6BJ

£550,000

FREEHOLD

** UNEXPECTADLY RE-OFFERED TO THE MARKET **

This spacious four-bedroom detached family home offers generous living accommodation, flexible reception spaces and fantastic potential, all set within a highly sought-after central Boston Spa location. With a private driveway, garage and wraparound garden, this is a fantastic opportunity to create a wonderful family home in a superb village setting.

MONROE

SELLERS OF THE FINEST HOMES

1 LEE ORCHARDS

• CHAIN FREE • Detached family home offering over 1,800 sqft of living space – A substantial detached property offering excellent space and privacy • Three reception rooms offering a variety of options for living, dining, entertaining or working from home • A fantastic opportunity to modernise, update and put your own stamp on a substantial home. • Ample off-street parking together with a useful garage • Ground floor bedroom with ensuite - Particularly useful for guests, multi-generational living or those wanting accommodation on one level • Highly sought after location in the heart of Boston Spa, a stones throw from independent shops, cafés, restaurants and everyday amenities • Generous wrap around gardens to the side and rear with lawn and patio areas





This is a must-see property with fantastic potential, offering an exciting opportunity for buyers looking to create their ideal family home. With a generous 1,882 sq ft of accommodation, a private driveway, garage and wraparound gardens, this detached home offers an impressive amount of space in a highly sought-after location. Conveniently positioned in the heart of Boston Spa, the property is within easy walking distance of a fantastic range of local amenities, including independent shops, cafés, restaurants and everyday conveniences. The area is also renowned for its excellent selection of schools, making this an ideal location for families.

The accommodation is particularly flexible and offers plenty of scope to adapt the space to suit individual needs. The ground floor features a spacious entrance hallway with access to the living room, dining room, kitchen, a bedroom, bathroom and garage. With multiple reception rooms and a ground-floor bedroom, there is excellent versatility for family living, home working or those requiring accommodation on one level.

To the first floor are three further well-proportioned bedrooms and an additional bathroom, providing plenty of space for a growing family or visiting guests.

Externally, the property continues to impress with a private driveway providing ample off-street parking and access to the garage. The wraparound gardens extend to the side and rear, incorporating areas of lawn and a patio, creating a fantastic outdoor space with plenty of potential for entertaining, gardening and family enjoyment.

With its generous accommodation, superb position and significant potential to modernise and personalise, this is a fantastic opportunity to acquire a substantial detached home in the heart of Boston Spa.

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

REASONS TO BUY:

- CHAIN FREE
- Detached family home offering over 1,800 sqft of living space – A substantial detached property offering excellent space and privacy.
- Three reception rooms offering a variety of options for living, dining, entertaining or working from home.
- Ground floor bedroom with ensuite- Particularly useful for guests, multi-generational living or those wanting accommodation on one level.
- A fantastic opportunity to modernise, update and put your own stamp on a substantial home.
- Highly sought after location in the heart of Boston Spa, a stones throw from independent shops, cafés, restaurants and everyday amenities.
- Ample off-street parking together with a useful

garage.
- Generous wrap around gardens to the side and rear with lawn and patio areas.

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

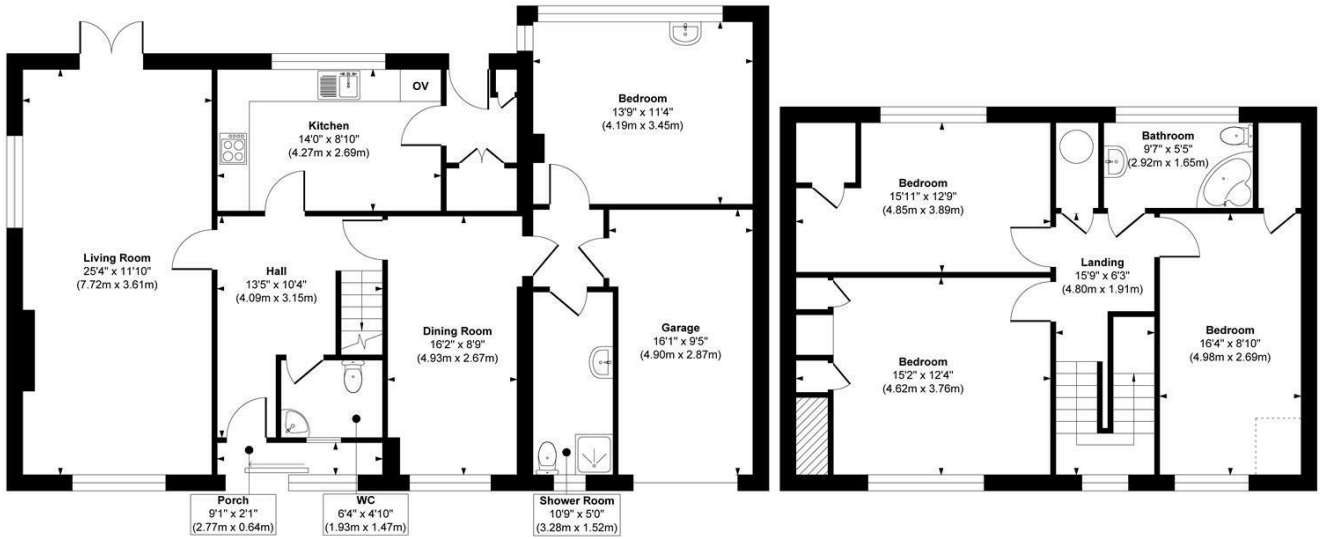
Strictly through the selling agent - Monroe Estate Agents.

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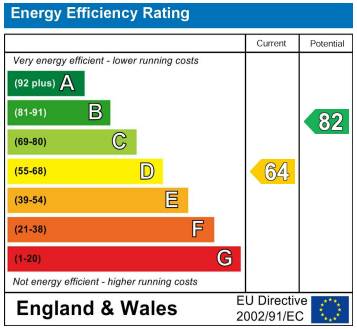


Approx. Gross Internal Floor Area 1882 sq. ft / 174.83 sq. m (Including Garage)

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

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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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