





HALL MEWS

WETHERBY, LS23 6DT

£215,000

LEASEHOLD

An Elegant Two-Bedroom Home Set Within an Attractive Stone-Built Development, with Private Courtyard and Beautiful Communal Gardens for Over 55's.

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• Central Boston Spa Location • Attractive Stone-Built Development for Over 55's • Two Well-Proportioned Bedrooms • Welcoming Reception Space • Separate Fitted Kitchen • Private Courtyard • Electric Awning • Beautiful Communal Gardens • Resident and Visitor Parking • Excellent Local Amenities





Set within an attractive development of traditional stone-built properties, this charming two-bedroom home combines characterful architecture with thoughtfully arranged accommodation and inviting outdoor spaces. The development is distinguished by its handsome stone elevations, slate roofs and beautifully maintained communal gardens, creating an appealing setting with a strong sense of character. Residents also benefit from both resident and visitor parking, adding to the convenience of the development.

The ground floor centres around a generous living room, offering an inviting environment in which to relax and entertain. Well-proportioned and versatile, the room provides ample space for comfortable furnishings, with a staircase rising to the first floor. The separate kitchen is fitted with a range of units and work surfaces, incorporating a hob and sink to create a practical space for everyday cooking. A convenient ground-floor cloakroom completes the accommodation on this level.

To the first floor, two bedrooms provide comfortable and flexible accommodation. The principal bedroom offers space for a double bed and additional furnishings, while the second bedroom provides further versatility. A bathroom completes the upper floor, fitted with a shower, wash basin and WC.

A particularly appealing feature is the private courtyard, accessed directly through the patio doors and enhanced by an electric awning, creating a sheltered outdoor setting for morning coffee, alfresco dining or relaxed evenings during the warmer months. Beyond the courtyard, residents enjoy access to the development's beautifully maintained communal gardens, where established planting, mature greenery and generous lawns provide an attractive outdoor environment. The combination of private and shared outdoor space offers an appealing balance of personal enjoyment and landscaped surroundings

The property is offered on a leasehold basis, with approximately 86 years remaining on the lease. There is no ground rent payable, and the annual service charge is £2,551.08

Combining attractive stone-built architecture, well-arranged accommodation, private outdoor space and access to landscaped communal gardens, this property presents a wonderful opportunity to acquire a home within a distinctive and well-maintained development.

REASONS TO BUY

• Central Boston Spa Location – Ideally positioned in the heart of this sought-after West Yorkshire village, with local amenities close at hand.

• Attractive Stone-Built Development – Traditional stone elevations and slate roofs create a distinctive and characterful setting.

• Two Well-Proportioned Bedrooms – Versatile

accommodation arranged across two floors.

• Generous Living Room – A welcoming reception space offering ample room to relax and entertain.

• Separate Fitted Kitchen – A practical and well-defined space for everyday cooking.

• Private Courtyard – An inviting outdoor retreat accessed directly through the patio doors.

• Electric Awning – Provides additional shade and shelter, enhancing the enjoyment of the private courtyard.

• Beautiful Communal Gardens – Established planting, mature greenery and attractive lawns create a pleasant outdoor environment.

• Resident and Visitor Parking – Convenient parking provisions within the development.

• Excellent Local Amenities – A selection of independent shops, cafés, restaurants and everyday conveniences nearby, enhancing the appeal of this desirable location.

ENVIRONS

Boston Spa is a highly regarded village in West Yorkshire, renowned for its attractive character, charming High Street and excellent selection of independent shops, cafés, restaurants and traditional public houses. The village offers a welcoming community atmosphere, with scenic riverside walks along the River Wharfe and pleasant green spaces providing opportunities to enjoy the outdoors. A range of local amenities, including healthcare facilities and schooling, are available nearby, while the surrounding countryside offers a picturesque backdrop. Excellent road connections via the A1(M) provide convenient access to Leeds, Wetherby and the wider motorway network, making Boston Spa an appealing location that combines village charm with accessibility to larger towns and cities.

The village also benefits from convenient local bus services and access to nearby rail connections, providing further options for travelling throughout the region. Overall, Boston Spa offers an appealing combination of established village amenities, attractive surroundings and excellent connectivity.

TENURE

We are advised that the property is Leasehold

VIEWING ARRANGEMENTS

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

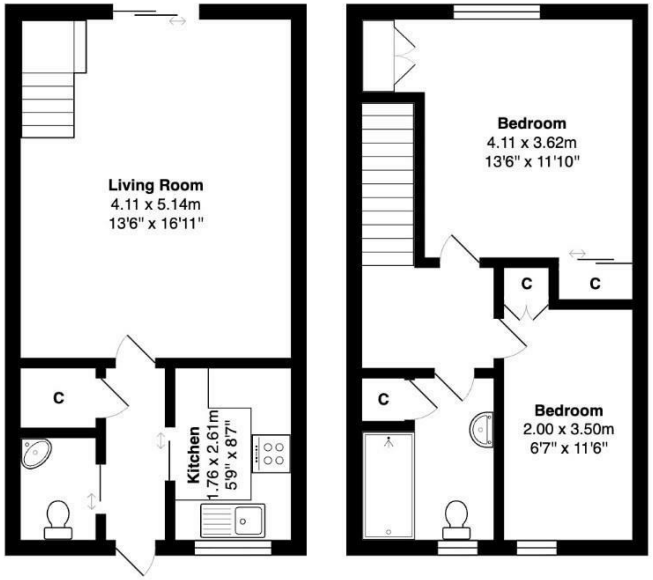
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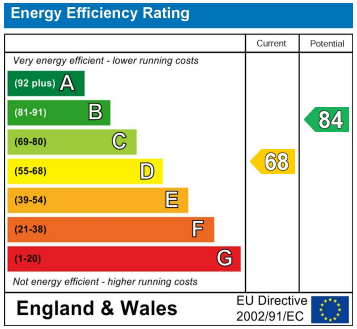




Total Area: 65.1 m² ... 700 ft²

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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