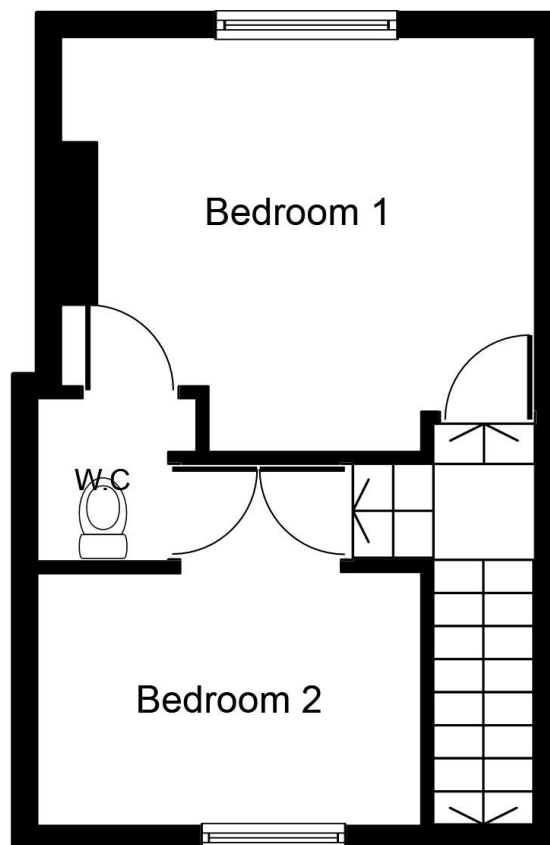


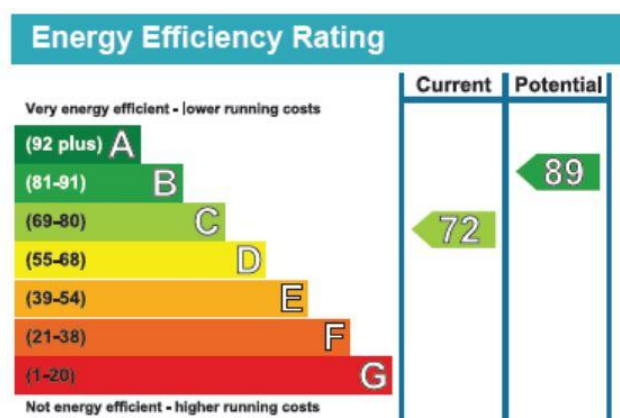
Ground Floor



First Floor

1 Albion Street, Clifford, Wetherby, LS23 6HY

NOT TO SCALE For layout guidance only



Clifford ~ 1 Albion Street, LS23 6HY

A beautifully presented two bedroom stone built cottage, tastefully modernised and refurbished throughout. An internal inspection is strongly recommended. No upward chain.

- Lounge with exposed stone wall
- Extended kitchen with integrated appliances
- Downstairs wet room
- Two double bedrooms and Jack & Jill en-suite washroom

£179,950 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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All-round excellence, all round Wetherby since 1950

CLIFFORD

Clifford is an attractive West Yorkshire village with its own Churches, public houses and bus services as well as being within easy commuting distance to Wetherby, Leeds, York and Harrogate. The A1 is within 1 1/2 miles giving immediate access to the A64, M62 and A1/M1 link road. There are further excellent facilities in the market town of Wetherby and the village of Boston Spa.

DIRECTIONS

Proceeding south along the A168 parallel to the A1 follow the signs to Boston Spa. Approaching the village take the first right turn down Clifford Moor Road towards Clifford. At the T junction turn left into High Street and first left into Albion Street where the property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

The property has undergone an extensive refurbishment and modernisation programme including rear extension to provide a delightful two double bedroom cottage with gas central heating and replacement double glazed windows, re-wiring, re-decorated, new windows and internal doors. There is a small enclosed yard to the rear, together with useful outhouse.

The accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

LOUNGE

13' x 11' 11" (3.96m x 3.63m)

With front entrance door and double glazed window, fireplace with raised hearth and wood burning stove, recess ceiling lighting, radiator, exposed stone to one wall, four wall light points, T.V. point.



EXTENDED KITCHEN

9' 9" x 11' 0" (2.97m x 3.35m) plus 6' 1" x 5' 5" (1.85m x 1.65m) utility area.

With staircase off and utility area under with plumbing for automatic washing machine. The kitchen has been re-fitted approximately 18 months ago with high-gloss fronted wall and base units including cupboards and drawers, solid oak wood worktops with tiled surrounds, one and a half bowl stainless steel sink unit and mixer tap, oven, hob and hood, dishwasher and microwave. Cupboard housing gas fired central heating boiler. Tiled floor, double glazed window and door to rear garden. Two velux double glazed windows, recess ceiling lighting, extractor fan, radiator.



WET ROOM



Fully tiled walls and flooring with walk-in shower, low flush w.c., half pedestal wash basin, chrome heated towel rail, recess ceiling lighting, extractor fan.

FIRST FLOOR

Split level landing in turn giving access to :-

BEDROOM ONE

13' 3" x 11' 10" (4.04m x 3.61m)

Double glazed window to front, radiator, recess ceiling lighting, loft access.



JACK & JILL EN-SUITE WASHROOM



With Travertine tiled floor and half tiled walls, wash basin and w.c., chrome heated towel rail, recess ceiling lighting, light tunnel, extractor fan.

BEDROOM TWO

10' 5" x 8' 5" (3.18m x 2.57m)

Double glazed window to rear, built in storage and high level storage recesses, door to en-suite.

TOTHE OUTSIDE

Small enclosed private yard to rear with brick stone outbuilding. Right of way with access across adjoining properties to the passageway giving access onto Albion Street. On-street parking.

COUNCIL TAX

Band B (from internet enquiry)

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared July 2016