

Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

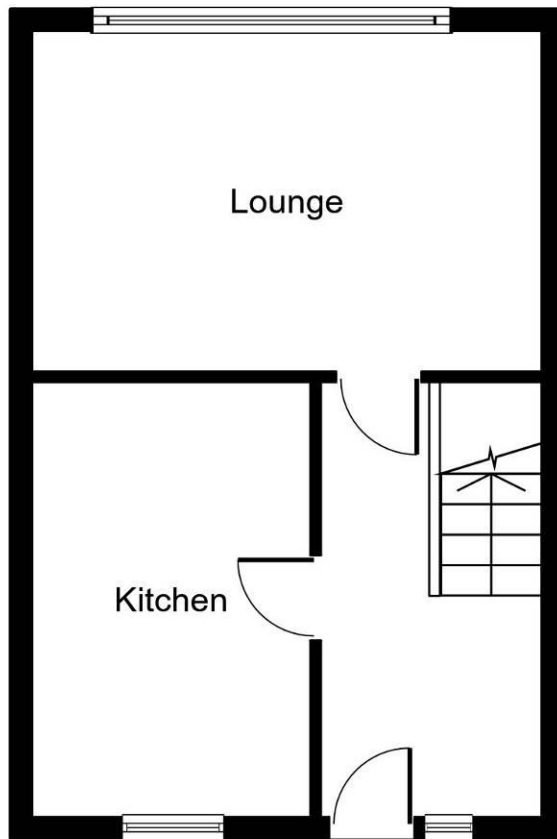
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

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

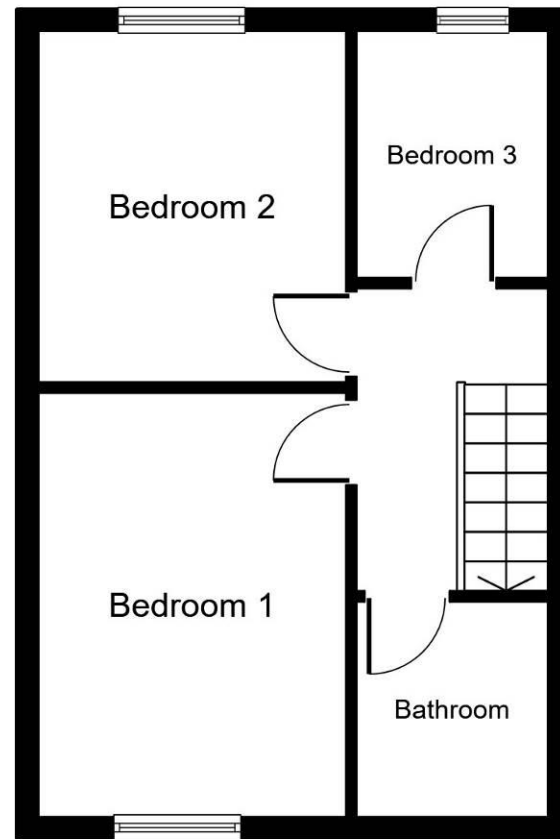
Written quotations are available on request.

Details prepared November 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

NOT TO SCALE For layout guidance only

49 Willow Lane, Clifford, LS23 6JN



Clifford ~ 49 Willow Lane, LS23 6JN

An attractive three-bedroom terraced property conveniently located in the popular sought-after village of Clifford, available with the benefit of no upward chain.

- Three-bedroom mid-terrace property
- Breakfast kitchen and generous sized living room with bi-fold doors
- Patio and private rear garden
- Popular village location
- Single garage and off-road parking available.

£250,000 PRICE REGION FOR THE FREEHOLD



1 Recep



3 Beds



1 Bath

MISREPRESENTATION ACT

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

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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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

Entering Boston Spa from the A168, A1 roundabout turn right onto Clifford Moor Road. Continue along and the road becomes Willow Lane where the property is identified on the right hand side with a Renton & Parr for sale board.

THE PROPERTY

A deceptively spacious three bedroom terraced property, benefiting from gas fired central heating, double glazed windows and doors along with full width bi-fold doors to the rear. On the market with benefit of no upward chain, the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALLWAY

Entering through UPVC double glazed front door with window panes to side into entrance hallway with staircase leading to first floor, double radiator to side, useful understairs cupboard, central light fitting and ceiling cornice.

BREAKFAST KITCHEN

13'0" x 8'9" (3.97m x 2.69m)



Fitted with a handle-less range of wall and base units including cupboards and drawers, work surfaces with tiled splashbacks and window sill, integrated Hotpoint electric oven with four ring gas hob and extractor hood above, space and plumbing for automatic washing machine, dishwasher and fridge freezer, wall mounted gas fired

central heating boiler, large double glazed window to front, single radiator, strip lighting, extractor fan, ceiling cornice.

LIVING ROOM

15'3" x 15'3" (4.67m x 4.67m) Narrowing to 10'7" (3.23m)
A generous sized living room with attractive pane double glazed bi-fold doors onto patio area and rear garden, feature fireplace with polished stone hearth and surround with timber mantle piece, gas fire inset. Single radiator, central light fitting and ceiling cornice.



FIRST FLOOR

LANDING

Access to fully boarded loft via retractable ladder, single radiator, central light fitting, ceiling cornice.

BEDROOM ONE

14'2" x 9'0" (4.34m x 2.75m)

With large double glazed window to front, single radiator beneath, central light fitting, ceiling cornice.



BEDROOM TWO

10'9" x 9'0" (3.3m x 2.75m) overall

With double glazed window to rear, single radiator beneath, central light fitting and ceiling cornice.



BEDROOM THREE

7'8" x 5'11" (2.34m x 1.82m)

With double glazed window, single radiator, central light fitting and ceiling cornice.

BATHROOM

5'10" x 5'3" (1.79m x 1.61m)

Fitted with a modern three piece suite comprising low flush w.c., floating pedestal wash basin, panelled bath with shower and screen above, tiled walls with tiled floor and underfloor heating, double glazed window, central light fitting.



TO THE OUTSIDE

To the front of the property, stone flagged pathway leads to front door, path extends through covered passageway shared with neighbouring property providing access to rear garden.

N.B.

The large fully boarded loft area has excellent loft conversion potential as shown on the adjoining properties.

GARDENS

Decorative front garden of slate shale behind Dwarf stone wall with central established tree and further bushes and shrubs. The rear garden is set largely to lawn with stone flagged patio area, ideal for outdoor entertaining and barbecue area. Raised gravel section to rear of garden along with timber shed for external storage.



GARAGE

The property comes with a garage which is in a separate block of garages and off-road parking available.

COUNCIL TAX

Band C (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