

GARDENS



To the side of the property a raised patio with deep well stocked borders and south facing boasting a variety of established plants and bushes, attractive random stone wall to the perimeter. Paved area ideal for outdoor seating. To the rear of the property are two useful outbuildings along with open store beyond which is a further raised flower bed.

COUNCIL TAX

Band D (from internet enquiry)

VIEWING

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

Details prepared September 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

GENERAL

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

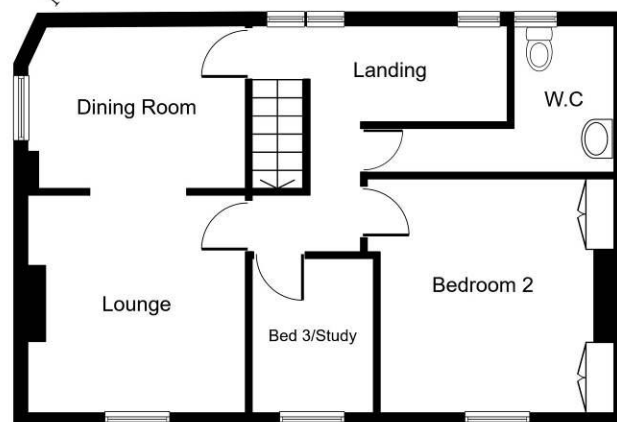
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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.



Ground Floor



First Floor

Hilltop Cottage, Willow Lane, Clifford, LS23 6JN
Total floor area 103.0 sq.m. (1,108 sq.ft.) Approx NOT TO SCALE For layout guidance only



Clifford ~ Hilltop Cottage, Willow Lane, LS23 6JN

A most charming double fronted Georgian cottage located in the heart of this historic and popular village only a mile or so away from Boston Spa, revealing flexible accommodation presenting an exciting opportunity for renovation and modernisation.

- Period stone cottage with 3 bedrooms
- Scope for modernisation and reconfiguration
- Excellent village location
- Manageable south facing garden to side
- Separate single garage and allocated parking space
- Early viewing advised



3 Recep



3 Beds



1 Bath

£395,000 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

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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 (M) 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

From Wetherby proceeding south towards Boston Spa. On entering the village of Boston Spa take the first right turning into Clifford Moor Road towards Clifford. Once in Clifford continue straight along Willow Lane and the property is identified on the right hand side by a Renton & Parr for sale board on the same side of the road as the War Memorial.

THE PROPERTY

Offered to the open market for the first time in over 30 years, this three/four bedroom semi detached cottage presents an exciting opportunity with great scope for modernisation. The accommodation benefits from gas fired central heating, double glazed windows in part along with original sliding sash windows to front elevation and in further detail giving approximate room dimensions comprises:-

GROUND FLOOR

ENTRANCE HALL

With access gained via hardwood front door, fanlight above, tiled floor covering, radiator, staircase to first floor.

BEDROOM ONE

12'1" x 9'10" (3.7m x 3.0m)
With original sliding sash window to front elevation, built in wardrobe with pine louvred doors, storage cupboard above, double radiator.



HOME OFFICE / SNUG

7'2" x 7'2" (2.2m x 2.2m)
With double glazed UPVC window to rear elevation, double radiator beneath, built in storage.

DOWNSTAIRS BATHROOM

White suite comprising low flush WC, wash hand basin, enclosed bath with part tiled walls, Mira shower above, chrome heated towel rail, double shaver socket, double glazed UPVC window to rear.

BREAKFAST KITCHEN

13'5" x 8'2" (4.1m x 2.5m)
Fitted with a range of wall and base units, laminate worktop, inset stainless steel sink unit with mixer tap, four ring gas hob, space for double oven, space and plumbing for automatic washing machine, space for fridge. Double glazed UPVC window to rear, single door to side, useful under stairs storage cupboard. Opening through into:-



SITTING ROOM

11'9" x 10'9" (3.6m x 3.3m)
Benefiting from dual aspect having original sliding sash window to front elevation, double glazed UPVC window to side, period style fireplace, double radiator, telephone point.



FIRST FLOOR

Split landing, double glazed UPVC window to rear.

DRYING ROOM

8'2" x 4'7" (2.5m x 1.4m)
With a pair of double glazed windows to rear elevation, wall mounted Worcester boiler along with copper clad insulated tank and immersion heater.

BEDROOM TWO

12'1" x 8'6" (3.7m x 2.6m)
With original sliding sash window to front elevation, radiator beneath, fitted wardrobes to one side, ceiling cornice.



WC

Traditional white suite comprising low flush WC, pedestal wash basin with tiled splashback, radiator, double glazed window to rear.



BEDROOM THREE/STUDY

7'10" x 6'2" (2.4m x 1.9m)
With original sliding sash window to front elevation, radiator beneath, ceiling cornice.

LOUNGE

11'1" x 11'1" (3.4m x 3.4m)
With original sliding sash window to front elevation, double radiator beneath, stone fireplace, ceiling cornice, telephone point. Opening through into:-



DINING ROOM

11'1" x 8'2" (3.4m x 2.5m)
With double glazed UPVC window to side elevation, double radiator, ceiling cornice.



TOTHE OUTSIDE

Drive extends round the rear of the property which we have access over leading to single garage and additional parking space.

GARAGE

14'1" x 7'10" (4.3m x 2.4m)
With manual up and over door.