

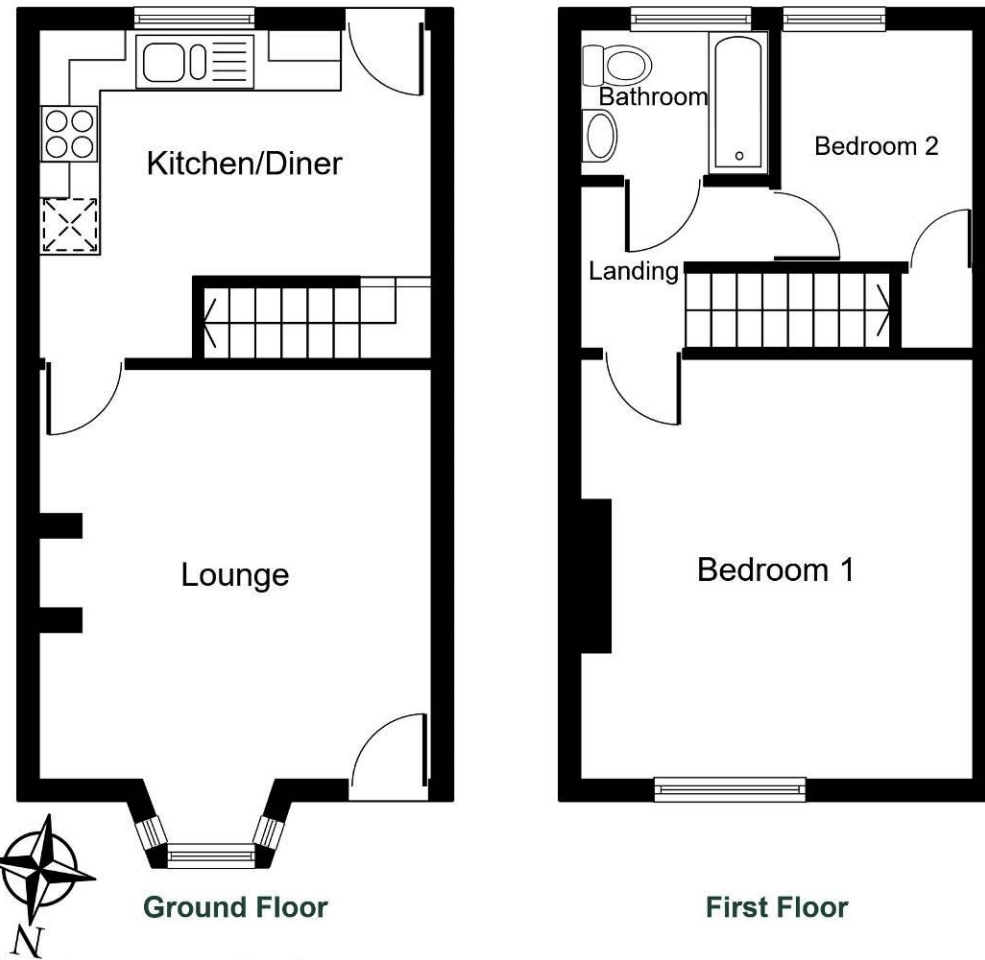
lender will require a charge on the property.

**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 September 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



26 High Street, Clifford, Boston Spa, LS23 6JF  
Total floor area 58.0sq.m. (624 sq.ft.) Approx

NOT TO SCALE For layout guidance only



### Clifford ~ 26 High Street, LS23 6JF

A charming and tastefully decorated two bedroom period cottage located on the popular High Street of Clifford with enclosed south facing courtyard to rear with garden office.

- Two bedroom period cottage
- Living room with wood burning stove
- Breakfast kitchen with integrated appliances
- Attractive south facing courtyard
- Garden office

**£265,000** PRICE REGION FOR THE FREEHOLD

  
1 Recep

  
2 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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01937 582731  
sales@rentonandparr.co.uk  
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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

From Wetherby proceeding south along the A164 towards Boston Spa/Tadcaster. At the roundabout following the signpost for Boston Spa. Entering Boston Spa turn right up Clifford Moor Road. At the T junction in the village of Clifford, turn left onto High Street and the property is identified on the right hand side by a Renton & Parr for sale board.

### THE PROPERTY

A charming period cottage benefiting from double glazed windows and gas fired central heating. With a most practical garden office with light and power laid on. The accommodation which is tastefully decorated throughout in further detail giving approximate room dimensions comprises:-

### GROUND FLOOR

#### LIVING ROOM

12'5" x 13'1" (3.8m x 4.0m) plus walk in bay window to front.

With double glazed UPVC windows, fitted shutters. Wood burning stove with heavy oak mantel above, attractive brick inset with black slate hearth, exposed wooden floor covering, two radiators, ceiling timber.



#### BREAKFAST KITCHEN

12'5" x 10'5" (3.8m x 3.2m)



Fitted with a range of Shaker style wall and base units, cupboards and drawers, oak block worktops with tiled splashback, inset sink unit, integrated appliances include NEFF double cooker, wine cooler and four ring gas hob with extractor hood above, under counter fridge along with integrated Bosch washing machine. Oak floor covering, double glazed UPVC window to rear along with composite

door leading out to rear courtyard. Radiator, staircase to first floor, television aerial.

#### BEDROOM ONE

13'1" x 11'9" (4.0m x 3.6m)

With double glazed UPVC window to front elevation, fitted shutters, television aerial, radiator.



#### BEDROOM TWO

7'10" x 6'2" (2.4m x 1.9m)

With double glazed UPVC window to rear, built in wardrobe, television aerial, radiator.

#### HOUSE BATHROOM

An attractive white suite comprising vanity wash basin with drawers beneath, low flush WC, panelled bath with shower over, attractive floor and wall tiles, double glazed window to rear, LED ceiling spotlights, vertical radiator.



#### TO THE OUTSIDE

With enclosed and highly private south facing rear courtyard, outside water tap, hand gate to side providing access to the High Street.



#### GARDEN OFFICE

16'0" x 5'2" (4.9m x 1.6m)

With light and power laid on along with internet connection. Space for tumble dryer as well as additional fridge and freezer creating storage space for this cottage. On street 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 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