

BEDROOM FIVE / STUDY

11' 7" x 11' 7" (3.53m x 3.53m) overall

Used by the current owners as a home office, well fitted with desk, drawers, wall unit with shelving and cupboards under. Radiator, double glazed window, ceiling cornice.

FAMILY BATHROOM

10' 5" x 9' 5" (3.18m x 2.87m) A four piece white suite comprising shower cubicle, low level w.c., vanity wash basin, shaped bath with mixer taps, part tiled walls, tiled floor with underfloor heating, chrome heated towel rail, two Fakro window.

TO THE OUTSIDE

Electrically operated gates reveal block paved driveway leading to :-

INTEGRAL GARAGE

20' x 20' (6.1m x 6.1m) Having electric up and over door, light and power, Ideal gas fired central heating boiler, personnel rear door.

GARDENS



A front garden path with lawn and beech hedging, part walled with wrought iron railings, outside lighting, water tap and power point. Delightful landscaped south facing rear garden ideal for outdoor entertaining and 'al-fresco' dining with extensive split level patio area and an abundance of outdoor power points, lighting and water tap, neat shaped lawn with borders of bushes and shrubs, illuminated for maximum evening visual effect. Side garden with gate and garden shed. There is an area of

protected land owned by the Parish Council on the remainder of a 99 year lease which provides a general amenity space for the general public, as well as residents of St. Edwards Wood and includes play area and nature walks. The area is maintained by the Parish Council.

COUNCIL TAX

Band G (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

Details prepared April 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Clifford ~ 1 St Edwards Wood, LS23 6FB

A stunning five-bedroom, four bathroom detached house providing exceptional family accommodation, beautifully decorated throughout. Forming part of a modern private cul-de-sac development located off the High Street of this popular village within close proximity of Boston Spa and open countryside walks together with south westerly aspect and views towards St Edwards Church.

- Elegant lounge, separate sitting room and splendid open plan living/dining kitchen
- Bedroom one with en-suite dressing room and bathroom
- Two further bedrooms with en-suite facilities
- Bedroom four and bedroom five/study
- House bathroom
- Gas fired central heating and underfloor heating
- Delightful landscaped south facing private gardens to rear

£1,175,000 PRICE REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

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Premium

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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

Enter Boston Spa High Street and turn right opposite St Marys church. Continue all the way down Church Street which then becomes Chapel Lane, Clifford and continue to the very end to the T Junction with St Edwards Church. Turn left at the T Junction and then first left into St Edwards Wood whereby the property is the first one on the left hand side.

THE PROPERTY

An outstanding modern five bedroom, four bathroom detached house forming part of a small exclusive development on the former grounds of the village primary school with surrounding woodland and nature walks owned, we understand, by the Parish Council as "village amenity" space.

The property provides excellent family accommodation, beautifully decorated throughout and benefits from private landscaped south westerly facing garden to rear.

The ground floor accommodation includes a stunning open plan living dining kitchen with bi-folding doors to a delightful landscaped garden including patio areas ideal for outdoor entertaining.

The first floor bedrooms include a principal bedroom with en-suite dressing room, in turn leading to en-suite shower room. Bedrooms two and three also benefit from en-suite showers with a further family bathroom featuring a four piece white suite.

The gardens are a delight being private and enclosed and enjoys south westerly aspect.

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

SPLIT LEVEL ENTRANCE HALL

With Amtico flooring, staircase to galleried landing, shutters to double glazed window, ceiling cornice, radiator in cabinet, understairs storage cupboard.

CLOAKROOM

White suite and stylish half tiled walls to three sides comprising low flush w.c., vanity wash basin, chrome

heated towel rail, double glazed window, extractor fan. Amtico flooring.

LOUNGE

22' 2" x 13' 9" (6.76m x 4.19m)

A light and spacious living room with windows double glazed to three sides including bi-fold doors to rear patio and garden, three radiators, ceiling cornice, attractive feature fireplace and hearth with wood burning stove.



SITTING ROOM

14' 11" x 9' 6" (4.55m x 2.9m)

Oak flooring, bi-fold double glazed doors to rear patio and gardens, ceiling cornice, bespoke display unit with cupboards under and radiator behind, "living flame" electric fire, steps up to :-

OPEN PLAN LIVING DINING KITCHEN

29' 2" x 14' 09" (8.89m x 4.5m) overall Narrowing to 13' 10" (4.22m) at the rear



With bi-fold double glazed doors to rear patio, two additional electric controlled Velux windows for natural light, side window with shutters, tiled floor with underfloor heating to sitting area. Excellent range of kitchen units with extensive range of cupboards and drawers, integrated Siemens appliances including two ovens, one microwave, warming drawer, full height fridge and full height freezer, wine cooler with temperature gauge, under unit LED

lighting, granite worktops with underset one and a half bowl Blanco sink and mixer taps, peninsular bar with five ring gas hob and extractor hood above, range of pan and knife drawers, breakfast bar, additional electric radiator, two traditional radiators.



UTILITY ROOM

6' 10" x 6' 1" (2.08m x 1.85m)

Fitted wall and base cupboards, worktops, stainless steel sink unit with mixer tap, integrated washing machine and dryer, tiled floor, radiator, double glazed window with shutter.

FIRST FLOOR

Attractive galleried landing with oak handrail, radiator in cabinet, loft access point, airing cupboard with hot water storage tank, steps up to :-

INNER LANDING

With additional loft space, radiator and double glazed window.

PRINCIPAL BEDROOM SUITE

19' 8" x 13' (5.99m x 3.96m)

Double glazed window and two Fakro Velux style windows, two radiators. Open doorway to :-



EN-SUITE DRESSING ROOM

12' x 6' 5" (3.66m x 1.96m)

An excellent range of fitted wardrobes with hanging space and shelving, matching drawer unit, Fakro Velux style double glazed window, loft access. Door to :-

EN-SUITE SHOWER ROOM

Part tiled walls and modern white suite from the Louthan range comprising walk-in shower with twin shower head, low level w.c. vanity wash basin with cupboards under, chrome heated towel rail, Fakro Velux style window, tiled floor with underfloor heating.

GUEST BEDROOM TWO

13' 5" x 10' 2" (4.09m x 3.1m) to face of wardrobes.

Built in Hammond wardrobes to recess, double glazed windows to two sides, radiator, ceiling cornice.



EN-SUITE SHOWER

A three piece white suite comprising walk-in shower cubicle, vanity wash basin, low level w.c., part tiled walls, tiled floor with underfloor heating, chrome heated towel rail, extractor fan, Fakro Velux style double glazed window.

BEDROOM THREE

13' 4" x 9' 8" (4.06m x 2.95m)

Double glazed windows to rear and Fakro Velux style window with blind, fitted wardrobes, ceiling cornice, radiator.

EN-SUITE SHOWER

A three piece white suite comprising shower cubicle, vanity wash basin, low level w.c., part tiled walls, tiled floor with underfloor heating, chrome heated towel rail, extractor fan.

BEDROOM FOUR

12' x 11' 7" (3.66m x 3.53m)

Double glazed window to rear overlooking garden, radiator, ceiling cornice.