

light and power laid on providing a generous storage space and potential for workshop if needed.

**GARDENS**

Generous sized garden located to the rear, skilfully terraced to provide separate defined sections including a Yorkshire stone flagged patio area, curved walling and stone steps providing idyllic private area to enjoy outdoor entertaining and relaxation along with 'al-fresco' dining in the summer months.



Stone steps and stone flagged pathway leads to lawned garden area with deep and well-stocked flower beds with a range of neatly maintained bushes and shrubs, a stone garden wall to one side with timber fencing and timber handgate accessing the driveway.

Travelling up the garden past the tandem garage is a further stone flagged barbecue area and steps to additional "secret" garden, travelling through timber archway leads to additional lawned top of the garden bordered with neatly maintained hedgerow, timber fence and stone wall with an array of bushes and shrubs, raised sleepers define a vegetable patch. This westerly facing private rear garden is a hidden gem and an attractive feature of this beautiful character cottage.

**COUNCIL TAX**

Band F (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 January 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Clifford ~ Hilltop House, Willow Lane, LS23 6JN**

A deceptively spacious and tastefully decorated character cottage situated in the heart of popular and historic village of Clifford. Extended to the rear, the property also enjoys beautifully maintained and a generous size westerly facing garden along with detached tandem garage. An early viewing is encouraged to fully appreciate this beautiful character home.

- Beautifully presented stone built period property
- Two generous sized double bedrooms and two bathrooms
- Stunning farmhouse style kitchen with granite worksurfaces and Range cooker
- Stone flagged patio area along with deceptively spacious westerly facing private rear garden



**2 Recep 2 Beds 1 Bath 1 Shower Room**

**£469,950** 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 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 travelling south along the A168 towards Boston Spa, take the first exit at Wattlesyke roundabout along the A659 towards Boston Spa village. Take the first right into Clifford Moor Road and proceed towards Clifford. Upon entering the village, Clifford Moor Road become Willow Lane, proceed along Willow Lane until Hilltop House is located on the right hand side identified with a Renton & Parr for sale board. Access to the shared driveway is on the right hand side immediately before the "T" junction between Willow Lane and Clifford High Street.

### THE PROPERTY

A beautiful example of a period character cottage having been extended, sympathetically modernised and tastefully decorated throughout. Now providing well presented and deceptively spacious living accommodation in the heart of the Clifford village. Benefiting from gas fired central heating and double glazed windows, the accommodation in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

### ENTRANCE PORCH

Entering through double glazed composite front door into entrance porch with exposed stone feature wall, wood effect laminate flooring, step into :-

### BREAKFAST KITCHEN

4.6m x 3.7m (15'1" x 12'1")



With attractive Shaker style fitted kitchen comprising range of wall and base units including cupboards and drawers, solid granite work surfaces with up-stand and window sill with tiled splashback. Integrated appliances include fridge freezer and Bosch undercounter dishwasher. A large six ring Canon range cooker inset with tiled surround and extractor hood above. Belfast sink with stainless steel mixer tap, central island unit with breakfast bar overhang, attractive exposed ceiling timbers, vertical hung radiator, double glazed window to front, wood effect laminate flooring through archway leading to :-

### UTILITY

With double glazed UPVC rear door onto rear patio, space and plumbing for automatic washing machine, wall hung storage cupboards along with wall-mounted Worcester gas fired central heating boiler.

### DOWNSTAIRS W.C.

Fitted with a traditional white suite comprising low flush w.c., circular wash basin with storage cupboard beneath, cloaks storage cupboard, exposed stone work to one wall, tiled flooring, traditional radiator, double glazed window to rear and two wall lights.

### DINING ROOM

4.41m x 3.52m (14'5" x 11'6")

With attractive exposed stone work creating a feature wall, decorative leaded window with stone mullion, double glazed UPVC bay window to rear, two double radiators, one with radiator cover, curved open staircase to first floor.



### LIVING ROOM

4.64m x 3.86m (15'2" x 12'7")

With attractive feature fireplace with large cast iron multi-fuel stove inset, stone hearth and stone surround. Fitted bookshelf into chimney breast recess with radiator beneath, two double glazed windows to front with decorative window seats to inside, further single radiator, attractive exposed ceiling timbers and three wall lights.



## FIRST FLOOR

### LANDING

A bright open landing area with large double glazed window overlooking rear garden with decorative stone window sill, exposed wooden flooring and central light fitting.

### BEDROOM ONE

4.8m x 3.86m (15'8" x 12'7")

A generous sized master bedroom with high vaulted ceiling, two double glazed windows to front, long radiator beneath, beautiful wide board exposed floor boards, dressing table fitted to chimney breast recess and large central chandelier light fitting.



### SHOWER ROOM

2.3m x 2.05m (7'6" x 6'8")

Refitted shower room with large step-in shower cubicle, pedestal wash basin, part tiled walls with tiled flooring, traditional style heated towel rail and radiator, large storage cupboard, double glazed window to rear, recess ceiling lighting and extractor fan.



### BEDROOM TWO

4.69m x 3m (15'4" x 9'10") to front of fitted wardrobe A generous size double bedroom with fitted wardrobes running the entire length, two double glazed windows to front, long radiator beneath, loft access hatch, beautiful wide board exposed wooden flooring, three wall light fittings.



### HOUSE BATHROOM

2.34m x 2m (7'8" x 6'6") max overall

An 'L' shaped house bathroom fitted with modern white suite comprising low flush w.c., pedestal wash basin and large panelled bath. Tiled walls and tiled floor, double glazed window to rear, chrome ladder effect heated towel rail, two large fitted mirrors and recess ceiling lighting.

## TO THE OUTSIDE

Accessed from Willow Lane a shared driveway between three properties provides allocated off-road parking space in front of :-

### DETACHED TANDEM GARAGE

10.3m x 2.71m (33'9" x 8'10")

With electric up and over garage door, further side door accessed from the garden, three single glazed windows,