

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.

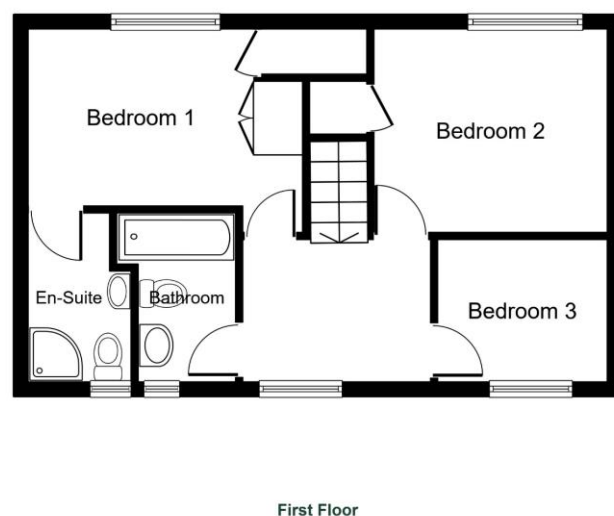
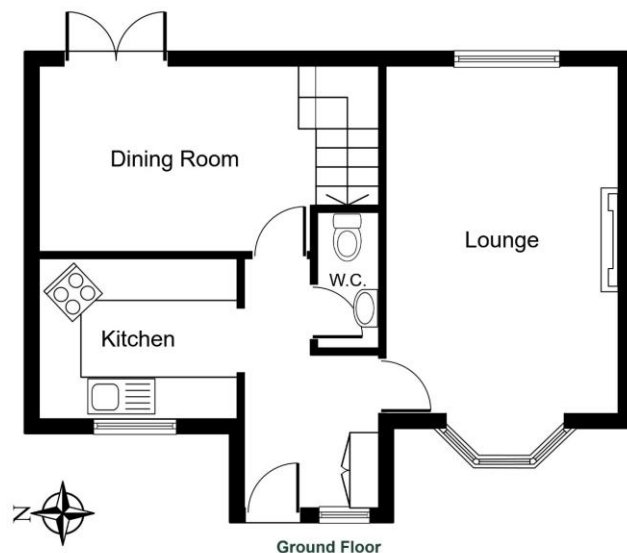
VIEWING

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

Details prepared November 2023

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient – lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient – higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Total floor area 86.0 sq.m. (925 sq.ft.) Approx



NOT TO SCALE For layout guidance only



Clifford ~ 16 Willow Avenue, LS23 6LA

A modern three-bedroom detached house occupying a corner position within the cul-de-sac. Offered with the benefit of no onward chain.

- Lounge, separate dining room and kitchen with integrated appliances
- Three bedrooms, one with en-suite shower
- Generous size enclosed garden to rear
- Gas central heating and double glazed windows
- Cul de sac location

£275,000 OFFERS OVER FOR THE FREEHOLD



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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
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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 A168 towards Boston Spa and Tadcaster. Following the signs for Boston Spa, proceeding along Moor End, turning first right down Clifford Moor Road towards Clifford village. Turn left into Bellwood Avenue and second left into Moor Avenue. Left into Willow Avenue, the property is then identified at the top of the cul-de-sac by a Renton & Parr for sale board.

THE PROPERTY

An attractive double fronted, three bedroom, detached house available with no onward chain. Now providing scope for cosmetic improvements. The accommodation in further details comprises :-

GROUND FLOOR

ENTRANCE HALL

With UPVC entrance door, storage cupboard, radiator. Tiled floor.

CLOAKROOM

Half tiled walls, low flush w.c., pedestal wash basin, radiator, tiled floor.

LOUNGE

4.95m x 3.3m (16'3" x 10'10") plus double glazed bay window to front
Further window to rear, two radiators, fireplace with marble inset and hearth, coal effect gas fire.



DINING ROOM

4.88m x 2.67m (16'0" x 8'9")
Including staircase to first floor, double glazed French doors to rear, fitted storage boxes/seating, radiator, tiled floor.



KITCHEN

2.82m x 2.13m (9'3" x 7'0")
A range of wall and base units including cupboards and drawers, worktops, tiled surrounds, stainless steel sink unit and mixer tap, basket drawers, Zanussi oven, four ring hob, hood above, fridge and freezer, washing machine and dishwasher.



FIRST FLOOR

LANDING

Radiator, double glazed window.

BEDROOM ONE

3.86m x 2.57m (12'8" x 8'5")
Fitted wardrobes, radiator, double glazed window to rear.



EN-SUITE SHOWER ROOM

Tiled walls, three piece suite comprising shower cubicle, pedestal wash basin, low flush w.c.,



BEDROOM TWO

3.35m x 2.92m (11'0" x 9'7")
Double glazed window to rear, radiator, built in cupboard.



BEDROOM THREE

2.46m x 1.96m (8'1" x 6'5")
Double glazed window to front, radiator.

BATHROOM

Half tiled walls and three piece suite comprising panelled bath, pedestal wash basin, low flush w.c., radiator.



TO THE OUTSIDE

The property occupies a corner position with open plan garden to front and generous size enclosed rear garden.



SINGLE GARAGE

5.61m x 2.74m (18'5" x 9'0")
With up and over door, light and power.

COUNCIL TAX

Band D (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