

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.

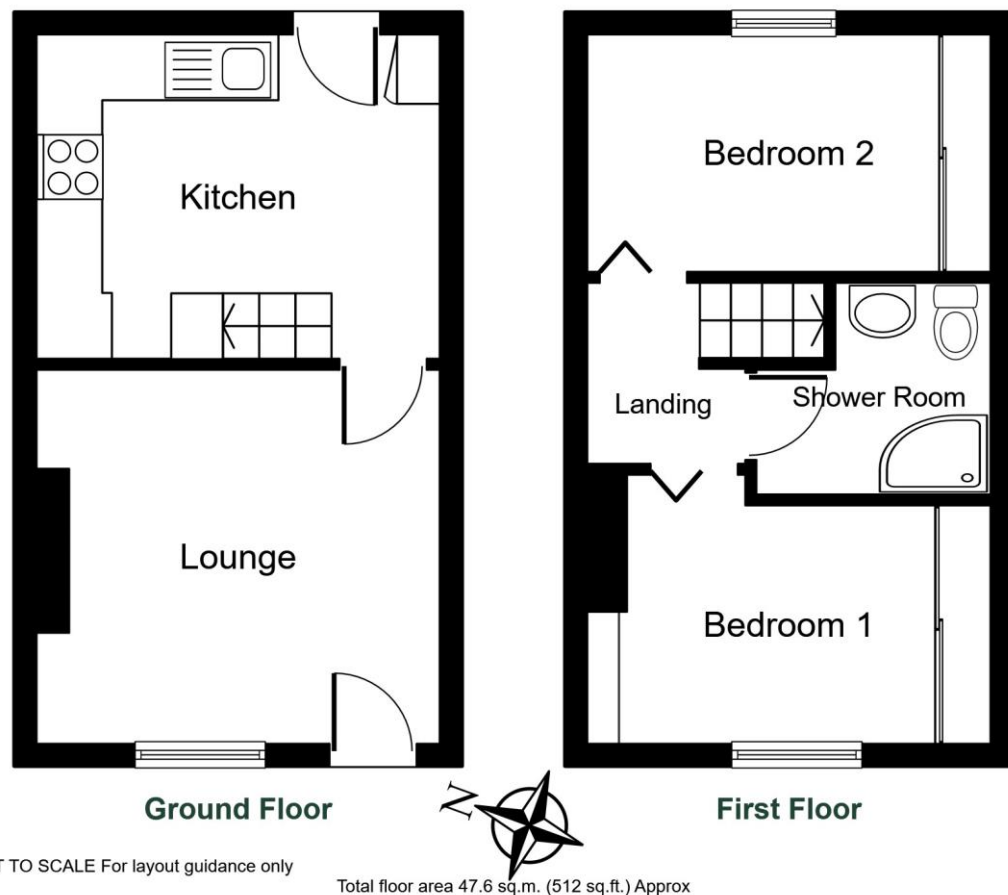
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

#### VIEWING

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

Details prepared November 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(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 ~ Glamis Cottage, 5 Albion Street, LS23 6HY

A stone fronted two-bedroom character cottage located in the heart of this popular and historic village of Clifford, a short drive to neighbouring Boston Spa along with A1(M) motorway networks.

- A charming character cottage
- Cosy living room
- Breakfast kitchen
- Two bedrooms both with fitted wardrobes
- Rear courtyard with outhouse storage
- Popular village location

**£185,000 OFFERS OVER FOR THE FREEHOLD**



#### MISREPRESENTATION ACT

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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

Entering Boston Spa from the direction of the A1/A168 take the first right turn into Clifford Moor Road heading towards Clifford village. At the T junction, turn left into High Street and first left onto Albion Street where the property is situated on the right hand side, identified with a Renton & Parr for sale board.



### THE PROPERTY

A charming stone fronted period cottage benefiting from gas fired central heating and double glazed windows. The accommodation in further detail giving approximate room sizes comprises :-

### GROUND FLOOR

#### LIVING ROOM

3.68m x 3.41m (12'0" x 11'2")

Entering through UPVC double glazed front door into a traditional sitting room with double glazed window to front, feature fireplace with stone surround and stone hearth, timber mantle piece with "living flame" gas fire inset. Single radiator and central pendant light fitting.



#### BREAKFAST KITCHEN

3.66m x 2.96m (12'0" x 9'8")



Entering through decorative internal door with ornate stained glass window into breakfast kitchen with staircase leading to first floor. Shaker style fitted kitchen comprising a range of wall and base units, cupboards and drawers, work surfaces with tiled splashback and window sill reveal, stainless steel sink unit with drainer and mixer tap, space for electric double oven with four ring gas hob and

extractor hood above, space for fridge and freezer, along with space and plumbing for automatic washing machine. Cupboard housing wall mounted Ideal gas fired central heating boiler, double glazed window and double glazed stable door to the rear, two central light fittings, double radiator and vinyl floor covering.

### FIRST FLOOR

#### LANDING

With loft access hatch.

#### BEDROOM ONE

3.7m x 2.5m (12'1" x 8'2") max

Including fitted wardrobe. With double glazed window to front, single radiator, decorative cast iron fireplace, mirror fronted sliding fitted wardrobes to one wall and central pendant light fitting.



#### BEDROOM TWO

3.69m x 2.18m (12'1" x 7'1") max

Including fitted wardrobe, double glazed window to rear, single radiator beneath, mirror fronted sliding fitted wardrobe to one wall, central pendant light fitting.



#### SHOWER ROOM

2.15m x 1.93m (7'0" x 6'3") Narrowing to 1.43m (4'8") Refitted with a modern white suite comprising low flush w.c., floating vanity wash basin, storage cupboard beneath, step-in corner shower cubicle, chrome heated towel rail, built in medicine cabinet, recess ceiling lighting, extractor fan.

### TO THE OUTSIDE

On-street parking is available to the front of the property.

#### REAR COURTYARD

The rear courtyard bordered with timber fencing and provides access to outhouse storage cupboard. Handgate provides access across neighbouring courtyard and through shared passageway for refuse collection.



#### COUNCIL TAX

Band C (from internet enquiry).

#### GENERAL

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