

### COUNCIL TAX

Band C (from internet enquiry).

### TENURE

Leasehold. The remainder of a 999 year lease from 1 October 1990. Ground rent £50 per annum. Service charge n/a.

### 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.

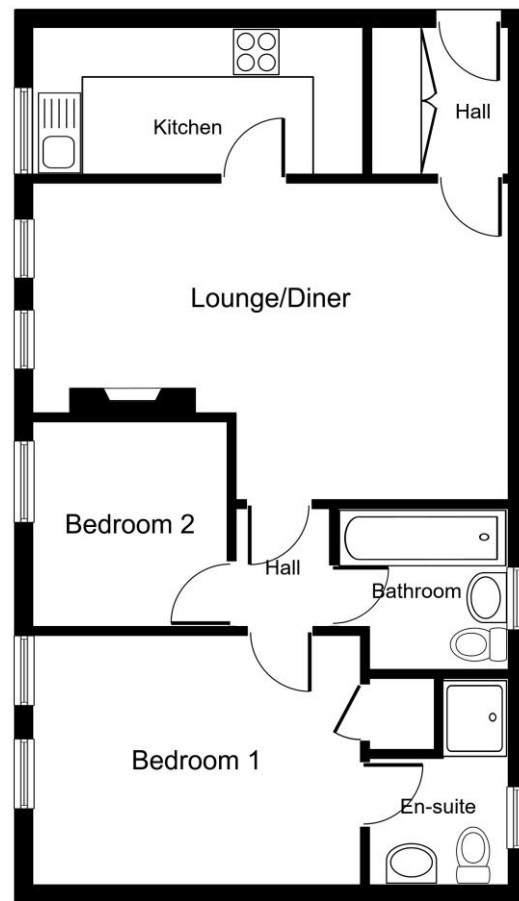
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**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 November 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		66	
(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	



Ground Floor

NOT TO SCALE For layout guidance only  
Total floor area 51.9 sq.m. (558 sq.ft.) Approx



## Clifford ~ 10 Burns Way, LS23 6TA

An attractive two-bedroom first floor apartment pleasantly situated on this modern development within the popular and historic village of Clifford, close to excellent local amenities in nearby Boston Spa and good transport links for travelling further afield.

- Off-road parking and single garage
- Replacement double glazed windows throughout
- Lounge/diner and fitted kitchen
- Master bedroom with fitted wardrobes and en-suite shower
- Secluded garden to rear shared with one neighbour
- Popular village location
- Available with no upward chain

**£184,950** PRICE REGION FOR THE LEASEHOLD



### 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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 **Renton & Parr**

CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

sales@rentonandparr.co.uk  
rentonandparr.co.uk

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 the A1 approaching Boston Spa village along the High Street, turn right into Church Street (almost opposite Central Garage). Follow the road into Clifford taking the second right into Albion Street, first left into Burns Way. The flat is identified on the right hand side with a Renton & Parr for sale board.

### THE PROPERTY

A two bedroom, two bathroom first floor apartment with off-road parking, single garage and access to secluded rear garden. Benefitting from gas fired central heating and replacement double glazed windows throughout, the accommodation in further detail giving approximate room sizes comprises :-

### COMMUNAL ENTRANCE HALLWAY

Entering through double glazed hardwood front door into communal entrance hallway with staircase leading to first floor and half staircase down to the rear garden, exposed brick work walling and access to No.10.

### ENTRANCE HALL

With large double fronted cloaks storage cupboard, single radiator, central light fitting and ceiling cornice.

### LIVING/DINING ROOM

5.15m x 4.04m (16'10" x 13'3") max  
A light and bright living space with two double glazed windows to front, two double radiators, feature fireplace with polished stone hearth and surround, decorative timber mantle piece and coal effect gas fire inset, two central light fittings and decorative ceiling cornice.



### KITCHEN

3.42m x 1.59m (11'2" x 5'2")  
Fitted with a traditional kitchen comprising range of wall and base units, cupboards and drawers, work surfaces with tiled splashback and window sill reveal. Integrated appliances include fridge and freezer, electric oven with four ring electric hob and extractor hood above, one and half bowl sink unit with drainer and mixer tap. Space and plumbing for automatic washing machine, double glazed window, central strip light fitting, single radiator and tile effect vinyl floor covering.



### INNER HALL

With loft access hatch and central light fitting.

### BEDROOM ONE

3.6m x 3.28m (11'9" x 10'9")  
Two double glazed windows to front, double radiator beneath, mirror fronted sliding fitted wardrobe, further useful storage cupboard, pendant light fitting.



### EN-SUITE SHOWER

2.57m x 1.46m (8'5" x 4'9") max into cubicle  
Fitted with a three piece suite comprising low flush w.c., pedestal wash basin, step-in shower cubicle, double glazed window, double radiator, tiled walls, central light fitting.



### BEDROOM TWO

2.42m x 2.3m (7'11" x 7'6")  
Double glazed window to front, double radiator beneath and central pendant light fitting.



### BATHROOM

2.36m x 1.84m (7'8" x 6'0") max  
Fitted with a coloured three piece suite comprising low flush w.c., pedestal wash basin and panelled bath, tiled walls, double glazed window, double radiator, shaver socket and central light fitting.



### TO THE OUTSIDE

Tarmac driveway provides off-road parking and access to :-

### INTEGRAL GARAGE

5.38m x 2.69m (17'7" x 8'9")  
With manual up and over front door, light and power laid on, wall mounted Worcester gas fired central heating boiler, ample storage space.

### REAR GARDEN

Gravelled path to the rear of the property provides access to secluded courtyard garden shared with the neighbouring apartment boarded with timber fencing and shaped flower beds housing a range of flowering bushes and shrubs. Raised flagged patio area provides space for outdoor entertaining and relaxation along with 'al-fresco' dining in the summer months.

