

BEDROOM THREE/NURSERY

1.88m x 2.38m (6'2" x 7'9")

A single bedroom with sliding sash window to front elevation, radiator beneath, ceiling spotlights, decorative ceiling cornice.

TO THE OUTSIDE

Enjoying a prominent position in the very heart of this ever popular historic village. Hilltop Cottage benefits from valuable off-street parking as-well as a single garage.

GARDENS

Carefully landscaped and beautifully presented with ease of maintenance in mind an enclosed courtyard to side with Dwarf wall and wrought iron perimeter provides the ideal space for outdoor relaxation and dining. There is a further raised border to the rear along with useful brick built outbuilding with storage.



SERVICES

We understand mains water, electricity, gas and drainage are connected.

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 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 May 2024

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

MISREPRESENTATION ACT

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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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Clifford ~ Hilltop Cottage, Willow Lane, LS23 6JN

Having undergone an extensive refurbishment project "Hilltop Cottage" now reveals beautifully presented and well-balanced living accommodation, skilfully reconfigured and finished to the highest of standards throughout, oozing kerb-side appeal in the very heart of this popular village.

- A beautifully refurbished three bedroom stone cottage
- Superb kitchen diner with quality integrated appliances
- Stunning living room with wood burning stove
- Principal bedroom with en-suite dressing room and luxury shower facility
- Bedroom two with mezzanine level study
- Renovated and reconfigured to an exceptional standard

£550,000 PRICE REGION FOR THE FREEHOLD



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
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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 towards Boston Spa. On entering the village of Boston Spa take the first right turning into Clifford Moor Road towards Clifford. Once in Clifford continue straight along Willow Lane and the property is identified on the right hand side by a Renton & Parr on the same side of the road as the War Memorial.

THE PROPERTY

The property has undergone a comprehensive refurbishment project along with reconfiguration of the internal layout with now beautifully presented three bedroom end of terrace cottage, reveals genuinely spacious accommodation. Finished to an exceptionally high standard and tastefully decorated throughout, the accommodation in further detail giving approximate room dimensions comprises:-

ENTRANCE HALL

With access gained via hardwood front door with original fan-light above, attractive stone floor tiles that cover a large portion of the ground floor accommodation, radiator, decorative ceiling cornice, staircase to first floor.

LIVING ROOM

3.58m x 6.03m (11'8" x 19'9")
With original sliding sash window to front elevation, radiator beneath, further double glazed window to rear with additional radiator. A beautifully presented room with ornate wall detailing and decorative ceiling cornice, striking fireplace with wood burning stove surmounted upon a stone hearth, rustic brick inset, heavy stone mantle above, T.V. aerial, fitted wall lights.



STUNNING KITCHEN DINER

3.58m x 6.03m (11'8" x 19'9")
Beautifully presented and equipped with an attractive Shaker style range of wall and base units, cupboards and drawers, Quartz worksurfaces with matching up-stands and window sill, inset one and a quarter stainless steel sink unit. Integrated appliances include Bosch dishwasher, oven and microwave oven above, 70/30 split fridge freezer. A striking central island with matching Quartz work surfaces having inset Bosch induction hob, under counter cupboards and drawers beneath. Attractive stone floor tiles flow seamlessly through into adjacent dining area with ample space for dining table and chairs, rustic feature fireplace with fitted base units and Quartz tops to side. Flooded with natural light having windows to front, side and rear elevation.



DOWNSTAIRS W.C.

Classic high flush w.c., pedestal wash basin, ceiling spotlights, extractor fan.

FIRST FLOOR

LANDING

With double glazed window to rear elevation, wall panelling, decorative ceiling cornice, built in storage

cupboard housing newly installed Worcester Bosch gas boiler, space and plumbing for automatic washing machine/dryer.

BEDROOM ONE

3.38m x 3.37m (11'1" x 11'0")
Revealing vaulted ceiling with exposed brick chimney breast and feature fireplace, original ceiling timbers, window to front elevation, radiator beneath, internal doorway leading to :-



DRESSING ROOM

2.2m x 2.55m (7'2" x 8'4")
With sliding sash window to side elevation, radiator, comfortable space for wardrobes and dressing table, doorway leading to :-



LUXURY EN-SUITE SHOWER

1.1m x 2.53m (3'7" x 8'3")
Comprising high flush w.c., pedestal wash basin, walk-in shower cubicle with attractive Metro style wall tiles, tiled floor covering with underfloor heating, feature ceiling spotlight.

BEDROOM TWO

3.26m x 3.66m (10'8" x 12'0")
A comfortable double bedroom with sliding sash window to front elevation, radiator beneath, vaulted ceiling revealing original chimney breast and timbers, ladders leading up to mezzanine level creating a :-

PRACTICAL STUDY AREA (2.59 x 2.51) with spotlights and Velux window.



HOUSE BATHROOM

3.25m x 2.24m (10'7" x 7'4")
Beautifully appointed and fitted with an elegant white suite comprising free-standing roll top bath, high flush w.c., pedestal wash basin, radiator, bespoke panelling to half height, double glazed window to rear, extractor fan, tiled floor covering with underfloor heating.

