

intending purchasers should satisfy themselves through their own enquiries.

Details prepared May 2024

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

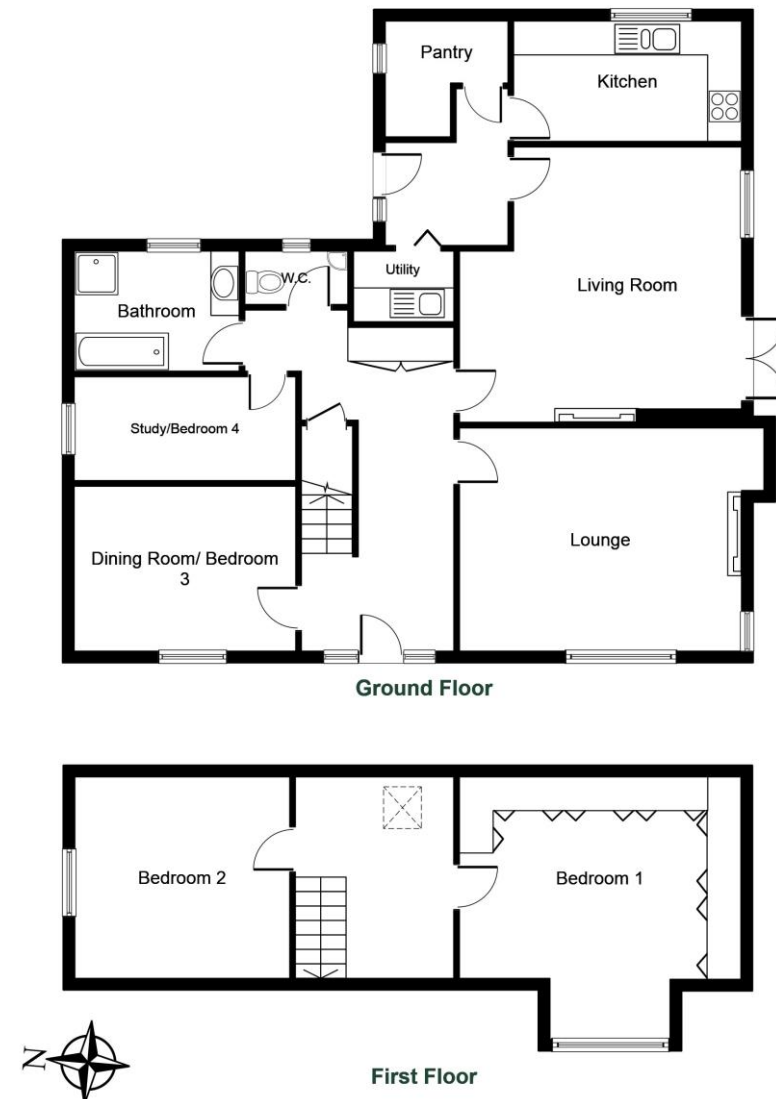
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(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 161.0 sq. m. (1,733 sq. ft.) Approx



Clifford ~ Westfield, Church Street, LS23 6DG

A charming cottage-style three/four-bedroom detached house enjoying a generous established plot within this highly regarded village, a short walk from the vibrant High Street of Boston Spa and excellent amenities.

- Flexible accommodation arranged over two floors with excellent potential for further extension (subject to consent)
- Two/three reception rooms and kitchen
- Two first floor double bedrooms, one with fitted furniture
- Gas fired central heating and double glazed windows
- Double garage

£750,000 OFFERS OVER FOR THE FREEHOLD



MISREPRESENTATION ACT

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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

Premium

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

Proceeding from Wetherby along the A168 towards Boston Spa and Tadcaster. Following the signs for Boston Spa proceeding along the High Street, turn right into Church Street, opposite Central Garage. Proceed along Church Street towards Clifford passing Lonsdale Meadow on the left. The property is approximately 150 yards further on identified by a Renton & Parr for sale board.

THE PROPERTY

This delightful 1930's detached house is offered on the open market for the first time in almost 36 years and is sure to be of particular interest to a variety of buyers looking for a property with potential to extend or enjoy its present 2000 sq ft of living space. Benefiting from gas fired central heating and double glazed windows, the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

RECEPTION HALL

With front entrance door and double glazed side screen, three quarter high panelled walls, radiator, staircase to first floor, built in cloaks cupboard, understairs cupboard.

LOUNGE

17' 8" x 13' 2" (5.38m x 4.01m)
Double glazed windows to front and side elevation, tiled fireplace and hearth, radiator, T.V. point, delft rack, four wall light points.



LIVING ROOM

16' 6" x 16' (5.03m x 4.88m) overall
With double glazed window and patio doors to side garden, raised fireplace with marble surround, illuminated display cabinet, ceiling cornice, three wall lights points, double radiator.



KITCHEN

12' 8" x 7' (3.86m x 2.13m)
Range of light oak fronted Shaker style wall and base units including cupboards and drawers, work surfaces and surrounds, one and half bowl stainless steel sink unit and mixer taps, oven and hob with hood above, radiator, serving hatch, plumbed for dishwasher, double glazed window, Worcester gas fired central heating boiler.



SIDE LOBBY

Tiled floor, external door, radiator.

WALK-IN PANTRY

UTILITY

Stainless steel sink unit with cupboards above and below, plumbed for automatic washer, three quarter tiled walls.

DINING ROOM/BEDROOM THREE

13' x 10' 3" (3.96m x 3.12m)
Double glazed window to front, radiator, ceiling cornice.

STUDY/BEDROOM FOUR

13' x 6' (3.96m x 1.83m)
Double glazed window to side, radiator, ceiling cornice.

BATHROOM

9' 7" x 6' 5" (2.92m x 1.96m)
Tiled walls and three piece suite comprising enclosed bath, separate shower cubicle, vanity wash basin, radiator, double glazed window, extractor fan.

SEPARATE W.C.

Low flush w.c., corner wash basin, radiator, double glazed window.

FIRST FLOOR

SPACIOUS LANDING

With access to eaves storage cupboard, Velux window, radiator, loft hatch.

BEDROOM ONE

16' 5" x 11' 9" (5m x 3.58m) Widening to 15' 1" (4.6m) into double glazed bay window at the front
Double radiator, extensive range of fitted bedroom furniture including cupboards and drawers, wardrobes, dressing table, shelving, bedside cabinets, vanity wash basin.



BEDROOM TWO

13' x 11' 8" (3.96m x 3.56m)
Double glazed window to side elevation, two eaves storage cupboards.



TO THE OUTSIDE

The property stands in generous size gardens to all four sides with driveway giving access to :-

DETACHED DOUBLE GARAGE

21' 8" x 20' 8" (6.6m x 6.3m)
Having light and power.

GARDENS

A feature of the property are the established gardens providing a variety of colour with extensive lawns, well stocked borders, a variety of bushes and shrubs, patio area, monkey-puzzle tree, greenhouse, garden shed and summer house.



COUNCIL TAX

Band G 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