



**TENURE**

Freehold

**COUNCIL TAX**

Band B (from internet enquiry)

**SERVICES**

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

**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

Details prepared September 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	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Clifford ~ The Old Post Office, Albion Street, LS23 6HY**

Internal inspection is essential to fully appreciate this delightful three bedroom stone fronted character cottage, having undergone a sympathetic programme of modernisation providing light and spacious living accommodation arranged over four floors. Located in the centre of the popular and historic village of Clifford, within a short drive to neighbouring Boston Spa.

- Generous sized open plan kitchen diner
- Converted basement sitting room
- Double glazed sliding sash windows to the front and replacement composite door
- Two double bedrooms and bathroom to first floor
- Additional attic bedroom
- Gas fired central heating
- On street parking
- Historic village location

**£280,000** PRICE REGION



**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.
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CHARTERED SURVEYORS  
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## Summary

Ground floor, entering through a refitted composite front door into an attractive open plan kitchen/diner boasting a traditional fitted kitchen of Shaker fronted wall and base units with stone tiled splashbacks, bespoke utility storage is fitted and space for American style fridge freezer. Attractive high ceilings with sliding sash double glazed window to front along with shutters fitted to the inside create a bright and airy living kitchen space, open staircase leads to:-

Lower ground floor: descending the stairs to a skilfully converted basement having been fully tanked creating a unique living space with two radiators and recess ceiling lighting.

To the first floor, a turned staircase runs up the spine of this property with double glazed sliding sash window to front and attractive shutters fitted to the inside. Two double bedrooms and a traditional fitted shower room with attractive part tiled walls and high flush w.c.,

The stairs lead to a converted attic bedroom three, an ideal space for working from home with attractive exposed timber beams, eaves storage and replacement double glazed window.

To the outside, on-street parking is available from Albion Street to the front, a passageway to the side of the property is used for refuse/bin store.

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.

