

stainless steel sink unit, tiled work surrounds, integrated oven and hob, washing machine, radiator.

LIVING AREA

11'3" x 9' (3.43m x 2.74m)
Including staircase to first floor. Double glazed patio to rear.

FIRST FLOOR

DOUBLE BEDROOM

14'5" x 11'4" (4.39m x 3.45m)
Double glazed windows to two sides, double radiator.
Access via retractable ladder to boarded loft space.

EN-SUITE SHOWER

Comprising shower cubicle, low flush w.c., pedestal wash basin, radiator, half tiled walls and tiled floor.

GARDENS

There is a right of access over the adjoining property to a private gated rear courtyard and garden. There is parking for several vehicles and a delightful private south facing walled garden comprising lawn and borders, flower beds, bushes and shrubs, stone flagged patio area. Stone built outhouse at the bottom of the garden and timber garden shed.



COUNCIL TAX

Band F (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

Details prepared May 2021



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Clifford ~ Holly Tree House, High Street, LS23 6HR

A stone built period property providing excellent family accommodation together with fully self-contained cottage and secure off-street parking with delightful south facing walled garden. Ideally located at the centre of the village conservation area.

- Four well-proportioned reception rooms
- Breakfast kitchen with handcrafted units
- Four double bedrooms and two bathrooms
- Separate and fully self contained cottage
- Private south facing walled garden with secure off-road parking to rear



4 Recep 4 Beds 2 Baths 1 En-suite

£895,000 PRICE REGION FOR THE FREEHOLD

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Premium

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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 along the A164 towards Boston Spa/Tadcaster. At the roundabout following the signpost for Boston Spa. Entering Boston Spa turn right up Clifford Moor Road. At the T junction in the village of Clifford, turn left onto High Street and the property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

Holly Tree House is an excellent double fronted period property steeped in history, dating back we understand to the 1800's and for generations was the home of the village butchers. The property encompasses the former butchers shop and outbuildings and many features from that era are still evident today.

A feature of the property is the private south facing rear garden within which there is a self-contained one bedroom cottage which offers great flexibility and opportunity for those looking for extended family living space, home office or holiday let.

Benefiting from gas fired central heating and mostly double glazed windows, the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

LIVING ROOM

15'5" x 13'11" (4.7m x 4.24m) excluding depth of bay window to front with shutters



Attractive fireplace with open fire and tiled slips, book shelving to recess, traditional radiator, double doors leading to :-

SITTING ROOM

14' x 11'9" (4.27m x 3.58m) widening to 16' (4.88m) into bay window with shutters and seating
Flavel wood burning stove with oak mantle above, dado rail, traditional radiator.



DINING ROOM

12'8" x 11'9" (3.86m x 3.58m)
Wooden floor, traditional radiator, window to rear.

OPEN PLAN KITCHEN/BREAKFAST ROOM

26'6" x 11'1" (8.08m x 3.38m) overall

KITCHEN AREA

12'10" x 10'1" (3.91m x 3.07m) Comprehensively fitted with bespoke hand painted wooden units including cupboards and drawers, plate rack, pull-out baskets, wood tops with tiled surrounds, twin bowl sink by Villeroy & Boch having mixer taps, integrated appliances including dishwasher, fridge freezer, microwave, Rangemaster oven with six ring gas hob and extractor fan above, LED ceiling lighting, slate tiled floor extending through to :-



BREAKFAST AREA

11'5" x 9'5" (3.48m x 2.87m)
Wall light points, traditional radiator, window overlooking rear courtyard and external doors.



INNER HALL

With staircase to first floor with understairs cupboard, radiator.

REAR HALL

With slate tiled floor, cloaks rail, cupboards under, traditional radiator. Rear entrance door.

W.C. (OFF)

Low flush w.c., wash hand basin, panelled dado.

Adjoining the sitting room is the original butchers shop now providing a high flexible room used as a:-

PLAYROOM / UTILITY AREA

16'6" x 13'8" (5.03m x 4.17m)
Having secondary front entrance door, oak flooring, radiator, solid oak worktops with cupboards under, plumbing for automatic washing machine and tumble dryer, shuttered windows to front, wall light points. Spiral staircase to :-

MEZZANINE LEVEL

13'10" x 7'1" (4.22m x 2.16m)
Forming an ideal gaming area or study and popular sleep over facility. Vaulted ceiling.

FIRST FLOOR

LANDING

Double glazed window to rear.

BEDROOM TWO

15'6" x 14' (4.72m x 4.27m) narrowing to 8' (2.44m)
An 'L' shaped room with two double glazed windows to front, built in wardrobes, cupboards and drawers, two radiators.

BEDROOM THREE

12'8" x 9'6" (3.86m x 2.9m)
Double glazed window to rear, radiator.

BEDROOM FOUR

14' x 11' (4.27m x 3.35m) max
Including fitted wardrobes, cupboards and open shelving, double glazed window to front, radiator.

FAMILY BATHROOM

10'9" x 7'7" (3.28m x 2.31m)
Four piece traditional English white suite comprising free-standing bath with mixer taps, pedestal wash basin, low flush w.c., walk in shower cubicle, tiled floor and half tiled walls, heated towel rail, double glazed window.

Staircase to loft conversion.

BEDROOM ONE

16'8" x 17'4" (5.08m x 5.28m)
Having exposed beams and vaulted ceiling with restricted head height, four Velux windows to rear with blinds, radiator, walk in wardrobe.



EN-SUITE BATHROOM

Three piece white suite comprising panelled bath with mixer taps and shower above, pedestal wash basin, low flush w.c., cabinet, heated towel rail, Velux window with blind.

TO THE OUTSIDE

A feature of the property is the :-

SEPARATE & FULLY SELF-CONTAINED STONE BUILT COTTAGE at the rear comprising :-

OPEN PLAN LIVING KITCHEN AREA

17'6" x 11'4" (5.33m x 3.45m) overall

KITCHEN AREA

11'4" x 8'5" (3.45m x 2.57m)
With modern wall and base cupboards, oak worktops,