

**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.

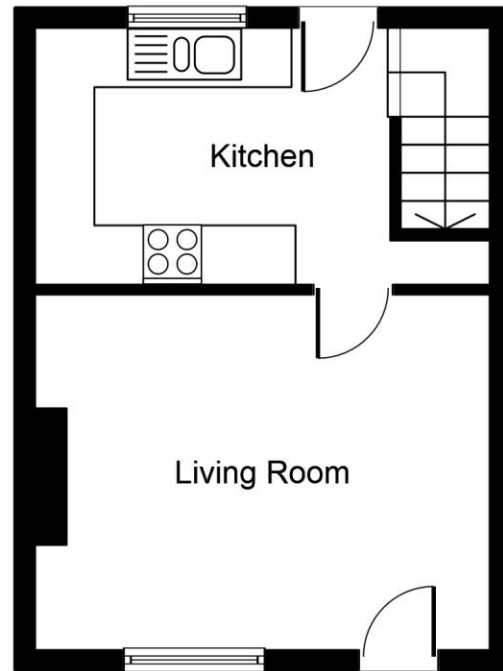
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

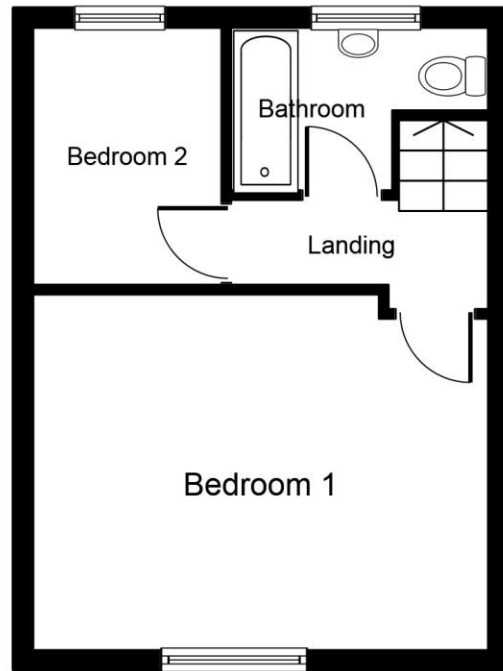
Written quotations are available on request.

Details prepared June 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

3 Albion Street, Clifford LS23 6HY

NOT TO SCALE For layout guidance only



**Clifford ~ 3 Albion Street, LS23 6HY**

A charming stone built two bedroom period cottage of character enjoying a central position in this historic village which is readily accessible to nearby Boston Spa and Wetherby and commuting further a field to Leeds, Harrogate and York.

- Deceptively spacious accommodation and tastefully decorated throughout
- Living room and well fitted modern kitchen
- Two first floor bedrooms and house bathroom
- Attractive rear courtyard with shed
- On-street parking
- Investment property

**£185,000** PRICE REGION FOR THE FREEHOLD



1 Recep



2 Beds



1 Bath

**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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VALUERS

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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. Edit | Delete

### DIRECTIONS

Proceeding south along the A168 parallel to the A1 follow the signs to Boston Spa. Approaching the village take the first right turn down Clifford Moor Road towards Clifford. At the T junction turn left into High Street and first left into Albion Street where the property is identified on the right hand side by a Renton & Parr for sale board. Edit | Delete

### THE PROPERTY

An attractive and tastefully decorated stone built mid-terraced period cottage with character features, together with gas fired central heating system, in further detail giving approximate room sizes comprises :-

### GROUND FLOOR

#### ENTRANCE DOOR

Into :-

#### LIVING ROOM

15' x 11' 8" (4.57m x 3.56m)

With double glazed UPVC window to front, double radiator, wood effect laminate flooring, wall mounted T.V. point, telephone aerial and space for dining table.



#### BREAKFAST KITCHEN

15' 1" x 8' 8" (4.6m x 2.64m)

A well proportioned kitchen with a range of modern wall and base units, rolled work surfaces, tiled splashback, integrated appliances include double oven with four ring gas hob and extractor hood above, one and a half bowl

stainless steel sink with space and plumbing for automatic washing machine beneath, cupboard housing new gas fired combi-boiler, space for fridge freezer, practical understairs storage cupboard, inset halogen ceiling lighting, tiled floor, double glazed window to rear overlooking courtyard, door to rear.



Staircase to :-

### FIRST FLOOR

#### BEDROOM ONE

14' 5" x 11' 6" (4.39m x 3.51m)

A spacious room with double glazed window to front, double radiator, T.V. aerial, telephone point.



#### BEDROOM TWO

8' 7" x 6' 5" (2.62m x 1.96m)

With double glazed window to rear, single radiator, loft access.



### HOUSE BATHROOM

Fitted with a modern white suite comprising low flush w.c., pedestal wash basin, tiled bath with shower above, fitted shower screen, part tiled walls, tiled floor covering, single radiator, double glazed window to rear, extractor fan, useful fitted storage cupboard.



### TO THE OUTSIDE

Rear courtyard with raised flower border, wooden shed, attractive tall stone wall to rear perimeter.



### N.B.

There is right of access over the rear courtyard for the adjoining property to get to the side passageway, shared access to the front.

### COUNCIL TAX

Band C (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.