

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

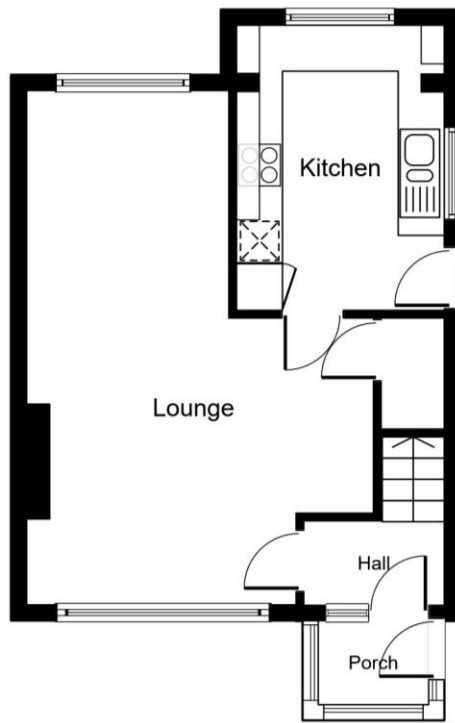
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

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

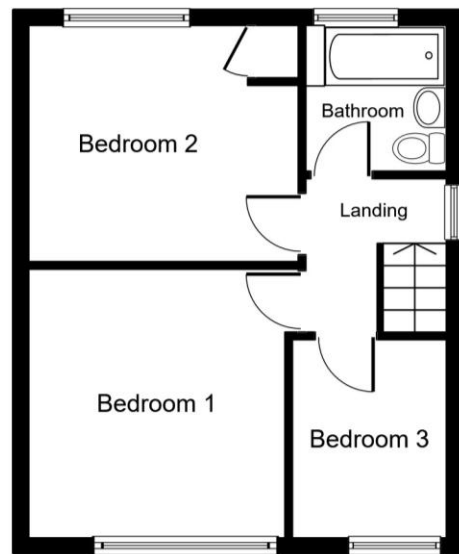
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request. Details prepared October 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

4 St Lukes Close, Clifford, Wetherby, LS23 6JS

NOT TO SCALE For layout guidance only

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.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.



Clifford ~ 4 St Lukes Close, LS23 6JS

A tastefully decorated and well presented extended three bedroom semi-detached house occupying a pleasant cul-de-sac location close to a range of village amenities and within walking distance of neighbouring Boston Spa.

- Extended and refitted kitchen with integrated appliances
- Through lounge with dining area
- Three bedrooms and refitted bathroom
- Replacement UPVC double glazed windows and gas fired central heating system
- Garage with inspection pit
- Gardens to front and rear

£345,000 PRICE REGION FOR THE FREEHOLD



1 Reception
3 Beds
1 Bath

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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 along the A168 towards Boston Spa and Tadcaster. Entering Boston Spa turn right onto Clifford Moor Road towards Clifford. Entering the village, St Lukes Close is on the left hand side of Willow Lane and the property is identified by a Renton & Parr for sale board.



THE PROPERTY

A well maintained and tastefully appointed three bedroom semi-detached house with refitted kitchen and extended to the rear. Modern bathroom suite, double glazing and central heating with serviced boiler. The accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

OUTBUILT ENTRANCE PORCH

With glazed inner door leading to :-

ENTRANCE HALL

Radiator, staircase to first floor.

THROUGH LOUNGE WITH DINING AREA

22' 0" x 15' 0" (6.71m x 4.57m) Narrowing to 8' 7" (2.62m) Double glazed windows to front and rear, modern stylish fireplace with coal effect gas fire, ceiling cornice, two radiators, T.V. point. Useful understairs storage cupboard.



EXTENDED KITCHEN

12' 3" x 9' (3.73m x 2.74m)

Beautifully fitted with modern range of wall and base units including cupboards and drawers, wood grain effect work surfaces, tiled surrounds, one and a half bowl stainless steel sink unit with mixer taps, built in double oven, induction hob, fridge and freezer, dishwasher, plumbed for automatic washing machine, double glazed windows to two sides, external door, modern contemporary radiator, LED ceiling lighting.



FIRST FLOOR

LANDING

Double glazed window, loft access.

BEDROOM ONE

11' 7" x 11' 2" (3.53m x 3.4m)

With double glazed window to front, radiator, ceiling cornice, built in cupboard.



BEDROOM TWO

11' 9" x 10' 1" (3.58m x 3.07m)

Double glazed window to rear, radiator, ceiling cornice. Cupboard housing Worcester Bosch gas fired central heating boiler.



BEDROOM THREE

8' 5" x 6' 7" (2.57m x 2.01m)

Double glazed window to front.



BATHROOM

Tiled walls and matching floor with modern Heritage three piece white suite comprising panelled bath with shower and screen above, pedestal wash basin, low flush w.c., double glazed window, chrome heated towel rail.



TO THE OUTSIDE

Concrete driveway to the side gives access to:-

GOOD SIZE GARAGE

17' 4" x 11' 6" (5.28m x 3.51m) Widening to 15' 4" (4.67m) With folding timber doors, window to side, boarded floor with inspection pit, light and power laid on.

GARDENS

Lawned to front with an abundance of established bushes and shrubs and lavender to borders. A private rear garden with screening hedging, shaped lawn and well-stocked borders. Outside water tap and lighting.



COUNCIL TAX

Band C (from internet enquiry).