



### 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.

### COUNCIL TAX

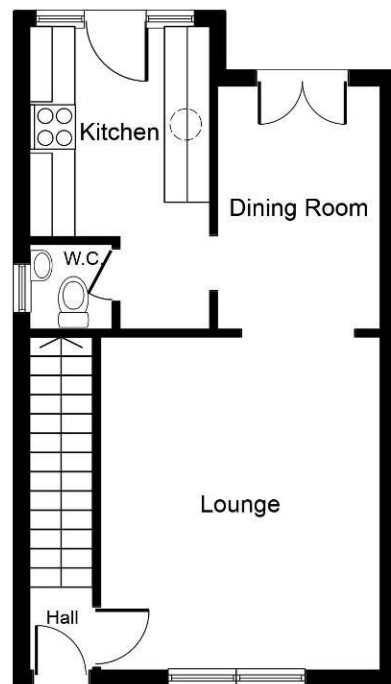
Band D (from internet enquiry)

### VIEWING

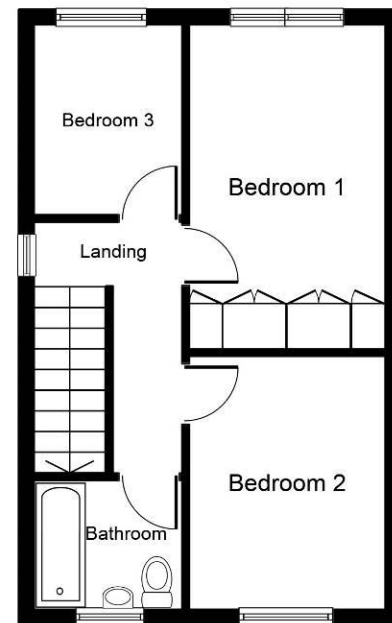
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared January 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

6 Burns Way, Clifford LS23 6TA

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 :-

- 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.
- 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.
- 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 ~ 6 Burns Way, LS23 6TA

A well presented and tastefully decorated three bedroom semi-detached home enjoying a pleasant cul-de-sac location close to the centre of this popular village. Clifford enjoys close proximity to open countryside yet remains accessible to major business centres and motorway networks.

- Light and airy living room with separate dining room
- Shaker style kitchen with integrated appliances
- Three bedrooms and modern bathroom suite
- Double glazed windows and gas fired central heating
- Enclosed gardens to rear
- Driveway parking and garage



2 Recep



3 Beds



1 Bath

**£327,495** PRICE REGION FOR THE FREEHOLD



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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 A168 parallel to the A1 following the signs for Boston Spa and Tadcaster. Entering Boston Spa village and proceeding along High Street through the pelican traffic lights before turning right into Clifford Road (opposite the village hall). Passing the Albion on the right hand side take the second right turning into Albion Street and first left into Burns Way where the property is identified on the right hand side by a Renton & Parr for sale board.



## THE PROPERTY

An attractive modern three bedroom semi-detached house, well presented and tastefully decorated throughout. The property benefits from gas fired central heating and double glazed windows along with private and enclosed rear garden, ideal for outdoor entertaining.

The accommodation in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

### ENTRANCE HALL

With entrance door, radiator, kardean floor, staircase to first floor.

### LOUNGE

14'6" x 12'2" (4.42m x 3.71m)  
Two double glazed windows to front, modern fireplace with electric stove, ceiling cornice, radiator, archway to :-



### DINING ROOM

10'0" x 7'1" (3.05m x 2.16m)  
With patio doors to rear garden, kardean floor, radiator, ceiling cornice.



### KITCHEN

13'1" x 7'10" (4.01m x 2.39m)



Fitted with a modern range of wall and base units including cupboards and drawers, work surfaces and splashbacks, one and a half bowl sink unit with drainer and mixer tap, Bosch appliances including oven, gas hob and hood. Built in fridge freezer, dishwasher and washing machine, larder cupboard, recess ceiling lighting, double glazed window, door to rear, radiator.

### CLOAKROOM

Low flush w.c., pedestal wash basin, radiator.

## FIRST FLOOR

### LANDING

Radiator, double glazed window, loft access, airing cupboard with gas central heating boiler.

### BEDROOM ONE

14'0" x 8'5" (4.29m x 2.59m) Two double glazed windows to rear, fitted wardrobes, radiator.



### BEDROOM TWO

10'11" x 8'7" (3.35m x 2.62m)  
Double glazed window to front, radiator.



### BEDROOM THREE

8'2" x 6'7" (2.51m x 2.03m)  
Double glazed window to front, radiator.



### BATHROOM

A modern bathroom fitted with white three piece suite comprising bath with shower and screen above, vanity wash basin, low flush w.c., heated towel rail, double glazed window, attractive tiled walls and floor covering.



## TO THE OUTSIDE

Driveway to the side gives access to :-

### SINGLE GARAGE

17'3" x 8'3" (5.26m x 2.54m)  
Having up and over door, light and power laid on.

### GARDENS

Attractive lawned garden to front behind 'cottage style' picket fence, enclosed rear garden comprising lawn and patio with raised flower beds.