

INTEGRAL GARAGE

18' x 10' (5.49m x 3.05m) overall
With electric roller shutter door, light and power laid on.
Door to rear.

GARDENS

There is a delightful private rear garden with extensive stone flagged patio area, ideal for outdoor entertaining with steps leading down to a further "secret-garden", part walled comprising lawn with well stocked borders, bushes and shrubs, small garden pond, greenhouse and garden shed. There is outside power, water tap and lighting.



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

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 May 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Clifford ~ Whitegates, Willow Lane, LS23 6JN

A most delightful stone fronted four bedroom "cottage-style" detached house, extended to the ground floor with modern kitchen and attractive part-walled gardens to rear. Situated close to the heart of this popular village with ease of access to Wetherby, Leeds and Harrogate and the A1 motorway network.

- Three well proportioned reception rooms including lounge, dining room and family room to rear
- Modern kitchen with integrated appliances
- Four bedrooms and refitted house bathroom with attractive four piece suite
- Horse-shoe in & out driveway to front with integral garage
- Excellent gardens to rear along with stone flagged patio area ideal for outdoor entertaining



3 Recep



4 Beds



1 Bath

£675,000 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

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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.
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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 towards Boston Spa. On entering the village of Boston Spa take the first right turning into Clifford Moor Road towards Clifford. Once in Clifford continue straight along Willow Lane and the property is identified on the left hand side by a Renton & Parr for sale board.

THE PROPERTY

Tastefully decorated throughout this charming "cottage-style" detached house provides light and spacious accommodation particularly to the ground floor. Benefiting from replacement double glazed windows, gas fired central heating, engineered oak flooring to ground floor except the kitchen and bathroom, the accommodation in further detail giving approximate room sizes comprises :-

ENTRANCE PORCH

With replacement entrance door, mat well leading to :-

ENTRANCE HALL

Engineered oak floor, turned staircase to first floor, decorative beamed ceiling, radiator, understairs cupboard.

LOUNGE

14'9" x 12'5" (4.5m x 3.81m)

Replacement double glazed windows to front and French doors to rear patio and garden. Beamed ceiling, double radiator, T.V. point, fireplace with raised hearth and gas fired stove, three wall light points.



DINING ROOM

16'9" x 9'8" (5.13m x 2.97m)

Engineered oak floor, double glazed window to front, radiator, ceiling cornice.



BREAKFAST KITCHEN

17'2" x 10' (5.23m x 3.05m)

Range of modern wall and base units including cupboards and drawers, Silestone granite work surfaces and splashback, under-set one and a half bowl Blanco sink with mixer taps, integrated Siemens appliances including conventional oven and compact oven with microwave, five ring induction hob with extractor hood above, fridge and freezer, modern contemporary radiator, recess ceiling lighting and ceiling beams, Travertine tiled flooring, replacement double glazed window to front, breakfast bar and T.V. point. Door leading to :-



FAMILY ROOM

21'3" x 12'2" (6.48m x 3.71m)

A charming room with two chapel style double glazed windows to one side and bi-fold doors to patio and garden, two radiators, built in cupboards, ceiling cornice, two wall light points.



UTILITY / SHOWER ROOM

30'6" x 8'0" (9.3m x 2.46m)

Fitted shower, vanity wash basin with cupboards under, low flush w.c., cupboard housing Worcester gas fired central heating boiler, together with plumbing for built in automatic washing machine, chrome heated towel rail, double glazed window, extractor fan, laminate floor.

FIRST FLOOR

LANDING

Two double glazed windows to rear with view towards the village church, radiator, loft access.

BEDROOM ONE

12'7" x 11'8" (3.84m x 3.56m)

With double glazed window to front, double radiator, two built in single wardrobes and storage cupboards, ceiling cornice, three wall light points.



BEDROOM TWO

15'5" x 9'1" (4.72m x 2.79m)

Double glazed window to side elevation, two fitted double wardrobes, large airing cupboard, bedside cabinets and drawer unit, radiator, ceiling cornice.



BEDROOM THREE

10'7" x 10'2" (3.23m x 3.1m)

Including fitted wardrobes, double glazed window to front, radiator.

BEDROOM FOUR / STUDY

6'9" x 6'9" (2.08m x 2.06m) plus recess

Double glazed window to rear, radiator.

BATHROOM

11'10" x 7'4" (3.61m x 2.26m)

Refitted with a modern white four piece suite comprising low flush w.c., 'his & hers' vanity wash basin with storage underneath, free-standing panelled bath with hand held shower fitting above, large step in shower cubicle with digital shower, attractive part tiled walls with wood effect Amtico flooring, vertical heated towel rail, double glazed window to rear overlooking rear garden, attractive ceiling with exposed roof timbers, recess ceiling lighting and extractor fan.



TO THE OUTSIDE

To the front of the property is a "crunch-gravel" horse shoe driveway providing in & out access onto Willow Lane, together with herbaceous flower bed.