



garden with elevated stone patio having direct access off the kitchen/diner, beyond which a landscaped lawn garden with flower borders and hedging to perimeter and high fence affording a good degree of privacy, generous "crunch-gravel" area creating a choice space for outdoor dining and entertaining.

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 2022

TO THE OUTSIDE

Block paved driveway to front provides parking for two vehicles.

INTEGRAL GARAGE

19' 0" x 9' 10" (5.8m x 3m)

With manual roller door, light and power laid on, loft access hatch, wall mounted Worcester Bosch boiler, fitted worktop and utility area to rear with space and plumbing beneath for automatic washing machine and tumble dryer, fitted wall unit. Further loft access over the garage.

COUNCIL TAX

Band E (from internet enquiry).

GARDENS



Indian stone flagged paving to side, hand gate reveals rear

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



Clifford ~ 5 Ashmead, LS23 6PW

An immaculately presented four bedroom detached family home revealing light and spacious downstairs accommodation benefiting from open plan kitchen diner and two further reception rooms. Quietly tucked away in the heart of this popular historical village only a short distance from neighbouring Boston Spa.

- Four bedroom detached family home
- Quiet cul-de-sac within this popular village
- Open plan kitchen diner
- Two further reception rooms
- Integral garage with utility area
- Master bedroom having en-suite facility

£539,950 OFFERS IN THE REGION FOR THE FREEHOLD


2 Recep


4 Beds


2 Bath/Ensuite

MISREPRESENTATION ACT

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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. The property is also within the catchment area for both Bramham Primary school and Boston Spa schools.

DIRECTIONS

From Wetherby proceeding south along the A168 parallel to the A1, following the signs for Boston Spa. Entering Boston Spa turn first right into Clifford Moor Road. On entering Clifford take the third left turning into Ashmead which is a small cul-de-sac on the left hand side.



THE PROPERTY

This beautifully presented and well-maintained four bedroom detached family home enjoys a quiet position within this highly sought village. The accommodation benefits from gas fired central heating, double glazed UPVC windows and doors and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORCH

Access gained via modern composite front door with double glazed panelling, laminate wooden floor covering that flows through internal door into :-

INNER HALLWAY

With staircase to first floor, radiator, LED ceiling spotlights. Useful understairs storage area.

DOWNSTAIRS W.C.

Modern white suite comprising low flush w.c., vanity wash basin with tiled splashback, double glazed UPVC window to front, single radiator.

LIVING ROOM

16'4" x 12'9" (5m x 3.9m)

With a pair of double glazed UPVC windows to front elevation, double radiator beneath, decorative ceiling cornice, ceiling rose with pendant light, T.V. aerial, double internal doors leading to :-



FAMILY ROOM

12'1" x 10'2" (3.7m x 3.1m)

With a pair of double glazed UPVC windows to rear elevation overlooking rear garden, double radiator beneath, T.V. aerial.

OPEN PLAN KITCHEN DINER

KITCHEN AREA

14'5" x 9'6" (4.4m x 2.9m)

Comprising a range of hand painted wall and base units, cupboards and drawers, Quartz worksurfaces with matching up-stand, double glazed UPVC window to rear with tiled window sill. Inset one and a quarter stainless steel sink unit, integrated appliances include fridge freezer, dishwasher, Rangemaster range cooker with five ring gas hob and extractor hood above, wood effect laminate floor covering that flows seamlessly through a large opening into :-



DINING AREA

10'2" x 8'10" (3.1m x 2.7m)

With ample space for dining table and chairs, double glazed UPVC window to rear, radiator beneath, glazed door to side.



FIRST FLOOR

LANDING AREA

With loft access hatch, ceiling spotlights, double glazed UPVC window to side.

BEDROOM ONE

14'1" x 11'1" (4.3m x 3.4m) overall including en-suite. With a pair of double glazed UPVC windows to front elevation, double radiator beneath, fitted bedroom furniture to one side comprising floor to ceiling height wardrobes with hanging space and shelving within, dressing table with shelves beneath.



EN-SUITE SHOWER FACILITY

A modern white suite comprising low flush w.c., floating wash basin, walk in shower cubicle, tiled walls and floor tiles, double glazed UPVC window to side, chrome ladder effect heated towel rail, LED ceiling spotlights.

BEDROOM TWO

11'5" x 8'6" (3.5m x 2.6m)

With a pair of double glazed UPVC windows to rear, radiator beneath.



BEDROOM THREE

11'1" x 8'6" (3.4m x 2.6m)

With double glazed UPVC window to rear, radiator beneath.

BEDROOM FOUR

14'1" x 8'6" (4.3m x 2.6m)

With double glazed UPVC window to front elevation, radiator beneath, overstairs storage cupboard.



HOUSE BATHROOM

An attractive suite comprising low flush w.c., vanity wash basin with drawers beneath, bath with shower over, fitted shower screen, tiled walls and floor tiles, double glazed UPVC window to side elevation, LED ceiling spotlights, chrome ladder effect heated towel rail.