



Clifford Moor Road

Boston Spa, LS23 6PG

£295,950



Located in the desirable village of Boston Spa, this well presented THREE bed semi-detached bungalow has a lot to offer. The property benefits from UPVC double glazed windows and doors, gas central heating, modern shower room, open plan style kitchen / diner and lounge, off road parking, garage and superb stepped rear garden. With NO UPWARD CHAIN. View the video tour and contact the Agent TODAY!



Entrance

Covered side entrance. UPVC double glazed side door.

L Shaped Hall 7'6" x 2'7" then 9'11" x 2'7" (2.3 x 0.8 then 3.03 x 0.81)

Central heating radiator. Loft access - fully boarded with power.

Bed 3 (front) 8'7" x 10'7" (2.63 x 3.25)

UPVC double glazed front window. Central heating radiator. Fitted cupboards housing central heating boiler (fitted 2019).

Bed 1 (front) 16'5" x 10'11" (5.02 x 3.34)

UPVC double glazed front window. Central heating radiator. Fitted cupboards.

Shower room 6'6" x 5'5" (2.00 x 1.66)

Corner shower. Basin set in vanity unit. WC. Half tiled. PVC double glazed side window. Xpelair extractor. Central heating radiator.

Bed 2 (rear) 8'7" x 11'1" (2.62 x 3.38)

UPVC double glazed rear window. Central heating radiator.

Lounge 14'1" x 10'11" (4.31 x 3.34)

Fireplace surround. Inset hearth and electric fire. Central heating radiator. Coved ceiling. Opening to;

Kitchen (rear extension) 10'10" x 10'0" (3.31 x 3.06)

Fitted kitchen - wall and base units. Worktop surfaces. Tiled splashbacks. Stainless steel 1 1/2 sink unit and drainer. Appliances include: Free standing electric cooker, dishwasher, washing machine, dryer, fridge and freezer. UPVC double glazed side window. UPVC double glazed rear patio doors to garden.

Outside front

Lawned front garden, flower bed and hedge to roadside path. Paved and gravel for off road parking and access to rear concrete garage with up and over door.

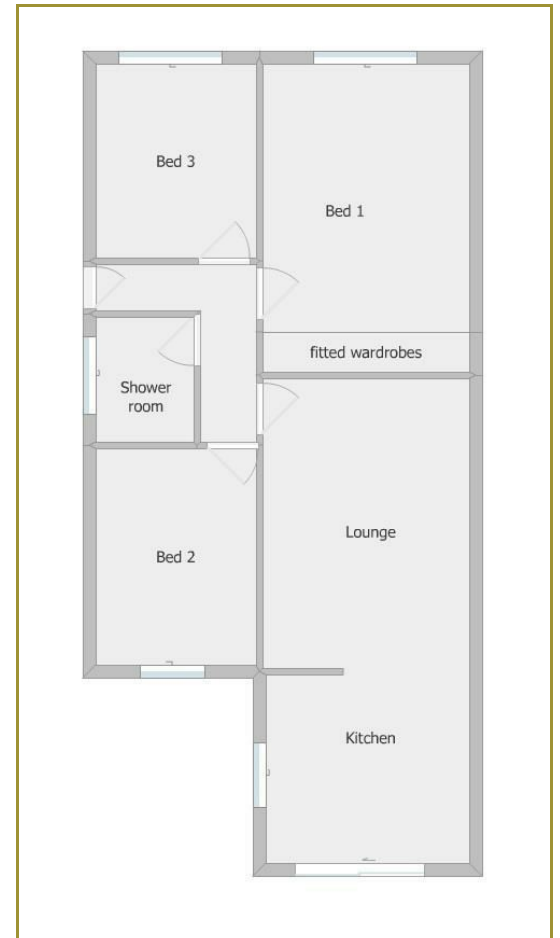
Outside rear

Stepped terrace - paved and rockery style rear garden with lawn. Greenhouse and shed/store. Hedge and fence surround. Pedestrian access at the very end of the garden to street behind.

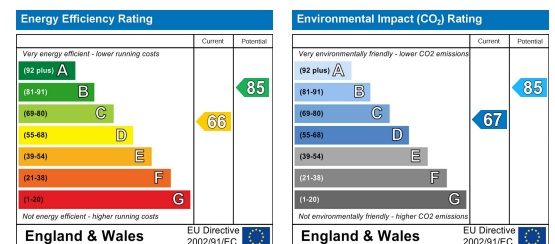
Area Map



Floor Plans



Energy Efficiency Graph



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