







Burns Way, Clifford, Wetherby, LS23 6TA

- THREE BEDROOM END TERRACE HOUSE
- COMMUNAL PARKING WITH GARAGE
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION OF CLIFFORD
- LOW MAINTENANCE GARDEN
- EPC RATING - C / COUNCIL TAX - D

HUNTERS®
HERE TO GET *you* THERE

Asking Price £300,000

Burns Way, Clifford, Wetherby, LS23 6TA

DESCRIPTION

Hunters Wetherby are proud to present to the market this charming, three bedroom end terrace in the sought after village of Clifford which is OFFERED WITH NO ONWARD CHAIN.

Upon initial entrance of the property you are welcomed by the ground floor accommodation which comprises a lounge, dining room, kitchen and W/C.

The lounge is a bright and attractive space which is filled with light due to the large windows which provide views over the front garden. This cosy space is generously sized and is the perfect spot to unwind in the evenings.

Leading through the lounge, is the dining room. This good sized space is the ideal place for family dining or entertaining and also provides views over the back garden through French doors.

The secure rear garden has both pebble and patio areas which is perfect for those who enjoy a low maintenance garden. The mature shrubs and bushes add a nice touch of colour to the garden.

The kitchen has a range of wall and base units providing ample storage as well as an integral fridge freezer, electric hob and oven. The kitchen also provides plumbing for a washing machine. You can access the rear garden through the stable door.

Ascending up the stairs, you reach the landing which provides access to three bedrooms and the house bathroom.

The principle bedroom is a good sized double which has fitted wardrobes to provide ample storage.

The second bedroom is another good sized double room which is flooded with light due to the front aspect windows. This room provides plenty of space for extra furniture.

The third bedroom is a single room which is currently being used as home office and boasts plenty of built in storage.

To complete the first floor, the tiled house bathroom comprises of a built in bath with shower attachment, low level W/C and wash hand basin.

Externally, the property has a paved pathway to the front door with an array of mature shrubs and bushes. The property features a block paved communal parking area and a garage.

Nestled in the picturesque countryside of West Yorkshire, Clifford is a delightful and sought-after village just minutes from the vibrant market town of Wetherby and premium village of Boston Spa. Rich in character and history, Clifford offers a perfect blend of rural tranquillity and modern convenience and within walking distance to the vibrant highstreets in Boston Spa; where you will find an excellent range of local amenities, renowned primary and secondary schools and for the commuter, there is excellent connectivity to York, Wetherby and Leeds.













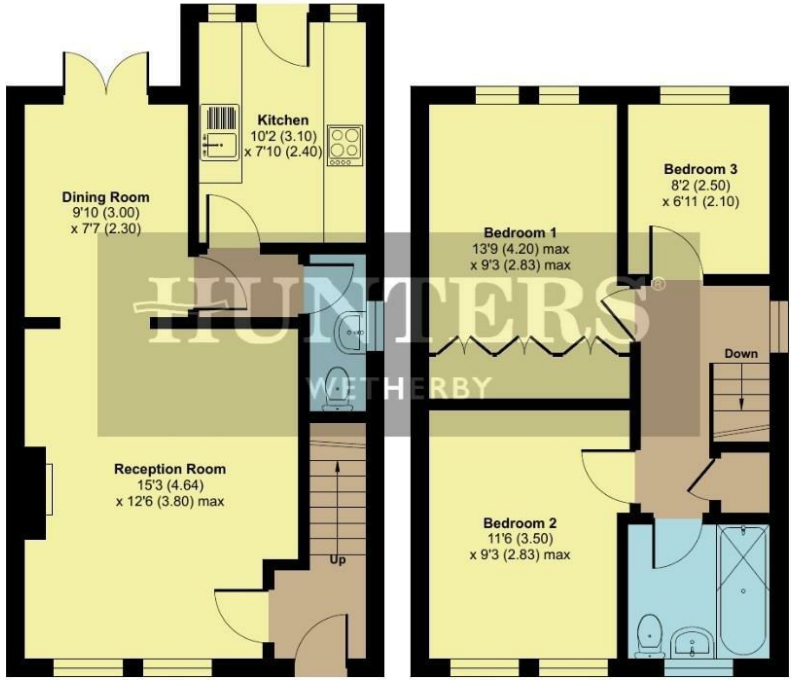




Burns Way, Clifford, Wetherby, LS23

Approximate Area = 834 sq ft / 77.4 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 40.1 SQ M
(432 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 37.4 SQ M
(402 SQ FT)

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1359531

Viewings

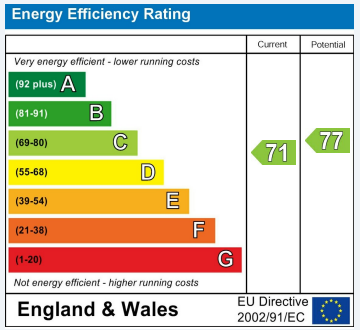
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE