



## Bridge Garth, , Clifford, LS23 6HF

- FOUR BEDROOM SEMI DETACHED HOME
- LARGE GARDEN
- SOLAR PANELS
- IDEALLY LOCATED IN CLIFFORD
- OFF STREET PARKING
- EPC RATING D / COUNCIL TAX BAND E

Asking Price £320,000

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# Bridge Garth, , Clifford, LS23 6HF - Asking Price £320,000

## DESCRIPTION

A well presented four bedroom link detached family home with pretty front and rear gardens, solar panels, off street parking and integral garage. Situated in a quiet cul-de-sac within the popular village of Clifford with excellent transport links and local schools nearby.

On approaching the property, the discerning purchaser is first welcomed by a bright and airy entrance hallway that provides access to both the ground and first floor the property that briefly comprises of a good size living room, kitchen/diner, second reception room with sliding doors opening onto the garden and downstairs W/C.

The kitchen is a well presented space with a range of wall and base units, with integrated appliances such as a four ring gas hob, oven and dishwasher.

This property features a spacious lounge with French doors that flood the room with natural light, creating a bright and welcoming atmosphere. The lounge provides access to the dining room that features double doors leading to the garden.

The first floor briefly comprises of four good size bedrooms and modern house shower room featuring walk in shower, sink basin and W/C.

Clifford is a highly favoured village with many characterful and picturesque homes adding to the overall properties of this size and style in short supply in this extremely popular area an early viewing is highly recommended in order to avoid disappointment.

The property is situated in the heart of the popular Conservation village of Clifford. Clifford is the middle village of the ideally placed villages of Boston Spa and Bramham which both offer amenities catering for most daily needs. The village is also conveniently located within a few minutes' drive of the A1 making it ideal for the commuter. The market town of Wetherby is also a short drive away.





# Bridge Garth, Clifford, Wetherby, LS23



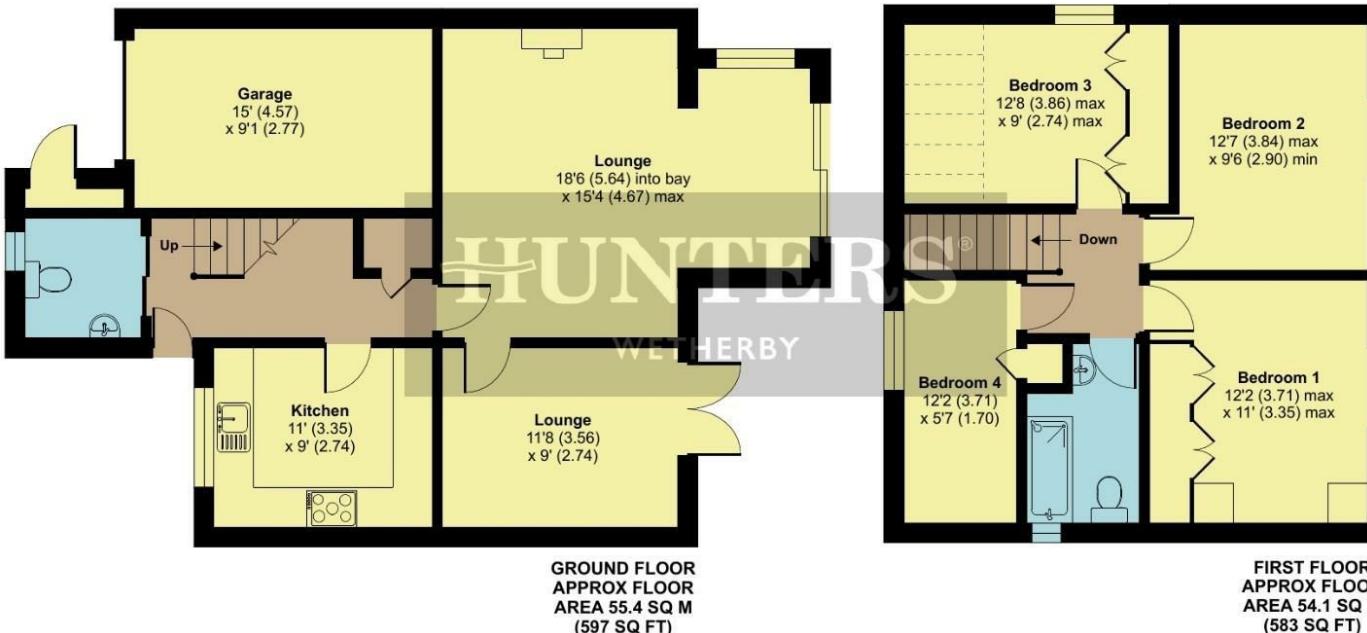
Approximate Area = 1144 sq ft / 106.2 sq m

Garage = 135 sq ft / 12.5 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Outbuilding = 5 sq ft / 0.4 sq m

Total = 1320 sq ft / 122.6 sq m



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.  
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## Viewings

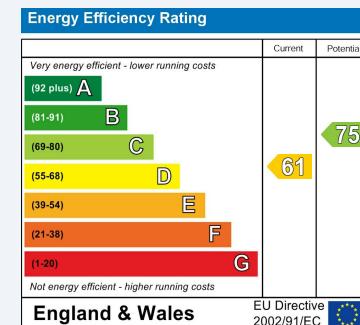
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.

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