



Clifford Moor Road, Wetherby

- A SPACIOUS THREE BEDROOM END OF TERRACE
- HIGHLY SOUGHT AFTER LOCATION OF BOSTON SPA
- EASE OF ACCESS TO THE A1 AND MOTORWAY NETWORK
- PLEASE CALL THE OFFICE ON 01937 588228 TO FIND OUT MORE

Offers Over £300,000

- GARDENS TO THE FRONT, SIDE OF REAR
- FANTASTIC SCHOOLS FOR ALL AGE GROUPS
- EPC RATING C

HUNTERS®
HERE TO GET *you* THERE

Clifford Moor Road, Wetherby

DESCRIPTION

Hunters Wetherby are proud to introduce this well-presented, spacious, three-bedroom end of terrace family home with off-street parking, and well cared for gardens to front, side, and rear.

The property is situated on a larger than average plot with high walled and fenced boundaries, the vendors have expressed that the property has been an outstanding home for them and their family for over 20 years whilst they have lived there. This lovely home briefly comprises: entrance hall, 18ft 3in sitting room, dining-kitchen with integrated appliances and a utility to the front of the property, with a window to the front elevation. To the first floor there are three bedrooms, and a modern bathroom.

The village of Boston Spa supports a first-class range of amenities, catering for all daily needs including shops, a medical centre, and schools for all age groups. The market town of Wetherby is only a short distance away and the property is considered ideally placed for the commuter, with ease of access to the A1 and region's excellent motorway network.

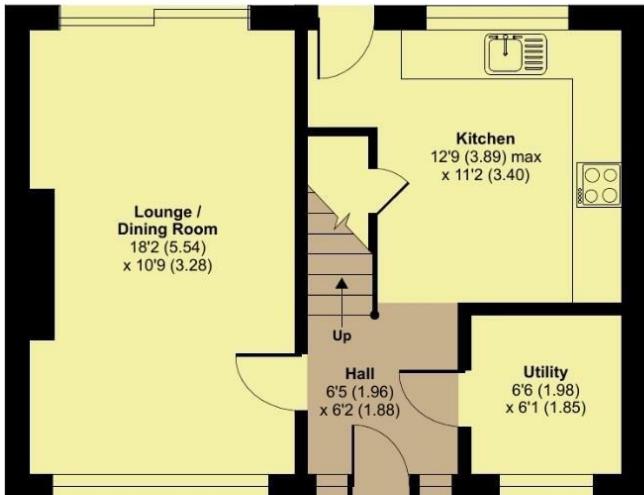




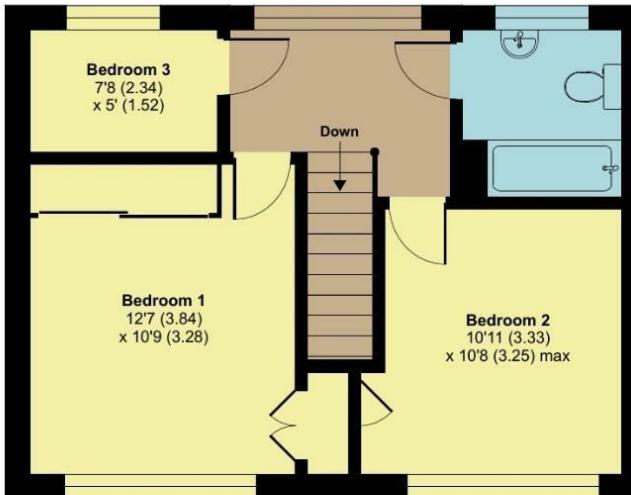
Clifford Moor Road, Boston Spa, Wetherby, LS23



Approximate Area = 878 sq ft / 81.6 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 40.8 SQ M
(439 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 40.8 SQ M
(439 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
Produced for Hunters Property Group. REF: 914819

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

HUNTERS®
HERE TO GET *you* THERE