



## Victoria Place, Wetherby

- TWO BEDROOM END TERRACE
- MODERN SHOWER ROOM
- EXCELLENT BUS ROUTES
- MODERN EXTENDED KITCHEN/DINER
- ALLOCATED PARKING SPACE
- EPC RATING D

**Offers Over £205,000**

**HUNTERS®**  
HERE TO GET *you* THERE



# Victoria Place, Wetherby

## DESCRIPTION

**\*\* OFFERED WITH NO ONWARD CHAIN \*\***

On the edge of Clifford lies this attractive period cottage. The cottage which has been extended is in company of other similar properties.

**DO NOT MISS THIS RARE OPPORTUNITY TO GRAB A SLICE OF RURAL LIFE WITH EXCELLENT ACCESS FOR THE COMMUTERS....THIS TWO BEDROOM COTTAGE IS WELL PRESENTED THROUGHOUT!**

The historic village is a convenient location for those who need access to the A1 and enjoys the local amenities that near by villages of Boston Spa and Bramham have to offer. The village is sought after and we recommend an early inspection.

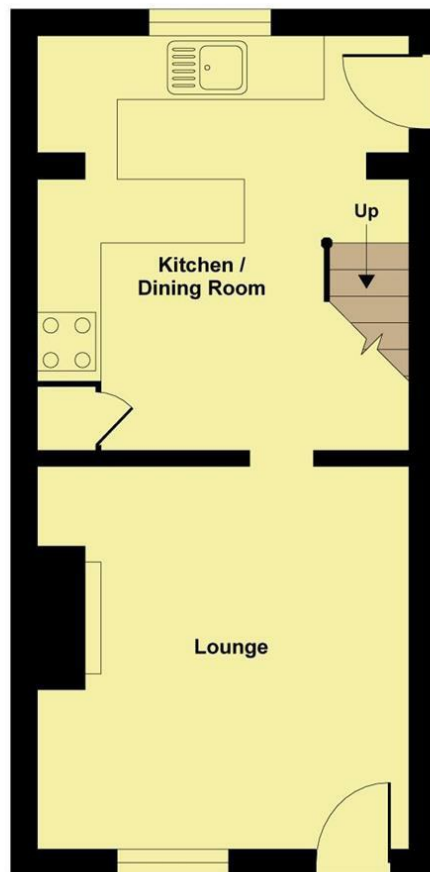
Enter the property into the lounge with an attractive central period range fireplace which leads to the extended contemporary fitted breakfast kitchen. Fitted with high gloss wall and base units and breakfast bar. Stairs then lead to the first floor landing with two spacious bedrooms and a modern house shower room.

A viewing is a must to appreciate the location and accommodation on offer.

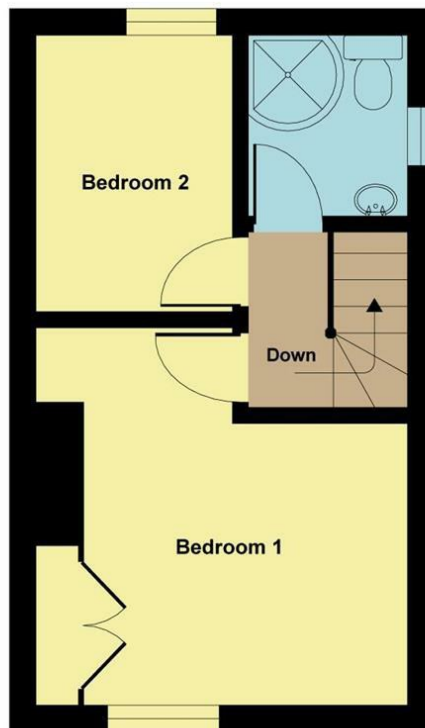




## Victoria Place, Clifford, Wetherby, LS23



**GROUND FLOOR**  
APPROX FLOOR  
AREA 291 SQM  
(27 SQFT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 238 SQM  
(22.1 SQFT)

**APPROX. GROSS INTERNAL FLOOR AREA 529 SQ FT 49.1 SQ METRES**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2016 Produced for Hunters REF : 144899



## 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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

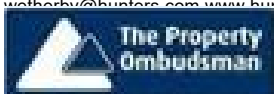
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

## Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588 288 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place North Park Road, Wetherby,  
Tel: 01937 588 288 Email:  
wetherby@hunters.com www.hunters.com



**HUNTERS®**  
HERE TO GET *you* THERE