DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



25 Low Way, Clifford, Wetherby, LS23 6LB

This tastefully upgraded two bedroom end town house enjoys a cul-de-sac position within this popular village along with enclosed rear gardens and an exceptionally large fenced and gated amenity area with a wide variety of potential uses (subject to consents).

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25 Low Way, Clifford, Wetherby, West Yorkshire, LS23 6LB

Guide Price: £275,000

- Modern end town house
- Spacious reception room
- High quality kitchen
- Two double bedrooms
- Shower room / separate WC
- Low maintenance gardens
- Large parking / amenity area
- NO ONWARD CHAIN







General remarks

With tasteful interior design, gas fired heating and PVCu double glazing this attractive end town house has been upgraded in recent years with contemporary kitchen and shower room fittings, low maintenance rear gardens and a large additional fully enclosed amenity / garden area.

An entrance hall with guest cloakroom / WC leads to a high-quality kitchen with blue Shaker-style cabinets, work surfaces and integrated appliances. The large sitting / dining room is a perfect space for relaxing and entertaining opening directly onto enclosed rear gardens.

On the first floor two double family bedrooms are served by a stylish house shower room with a white contemporary suite and a large walk-in shower enclosure.

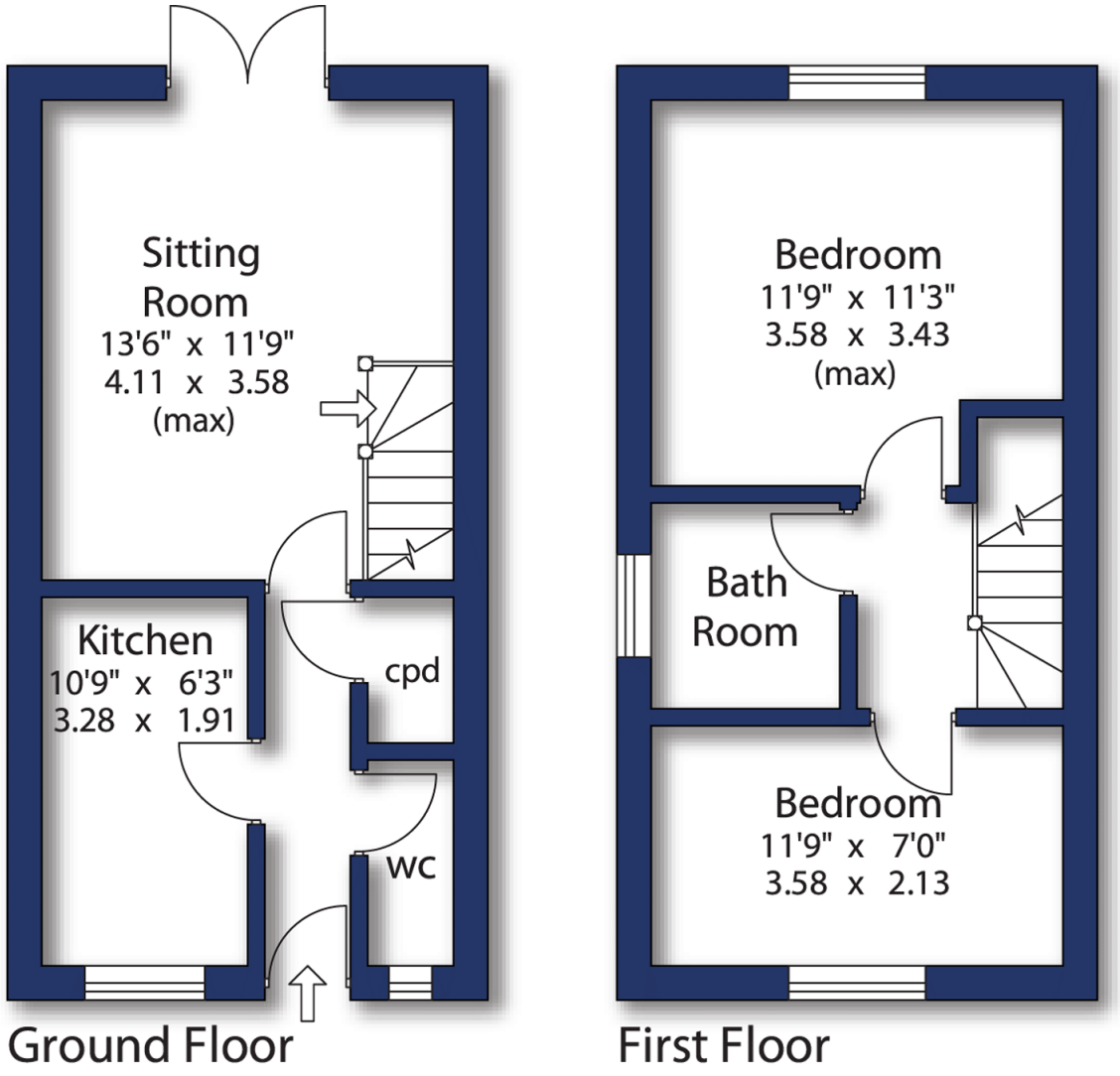
Equal care and attention has been paid to the landscaping of enclosed front courtyard style gardens with crushed slate borders and similar fully fenced rear gardens which also accommodate a timber summerhouse. There is also a useful garden store to the side of the property.

The motoring enthusiast cannot fail to be impressed by the extensive gated and fenced car parking offered within an exceptionally large side garden area which could be soft landscaped with lawns or adapted to create horticultural space. (Access rights for neighbours must not be compromised)

PLEASE NOTE THAT 27 & 29 LOW WAY BOTH HAVE AN ALLOCATED PARKING SPACE WITHIN THIS LAND WITH PEDESTRIAN RIGHTS OF WAY TO THEIR REAR GARDENS.

This is a continually popular village setting close to schools for all age groups and excellent shopping and leisure amenities in both Boston Spa and Wetherby, The A58 , A64 and A1 / M1 road networks enable easy commuting to Leeds, York and further afield.

Floorplans

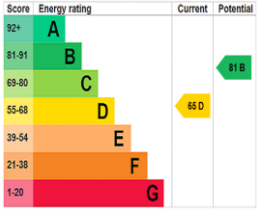


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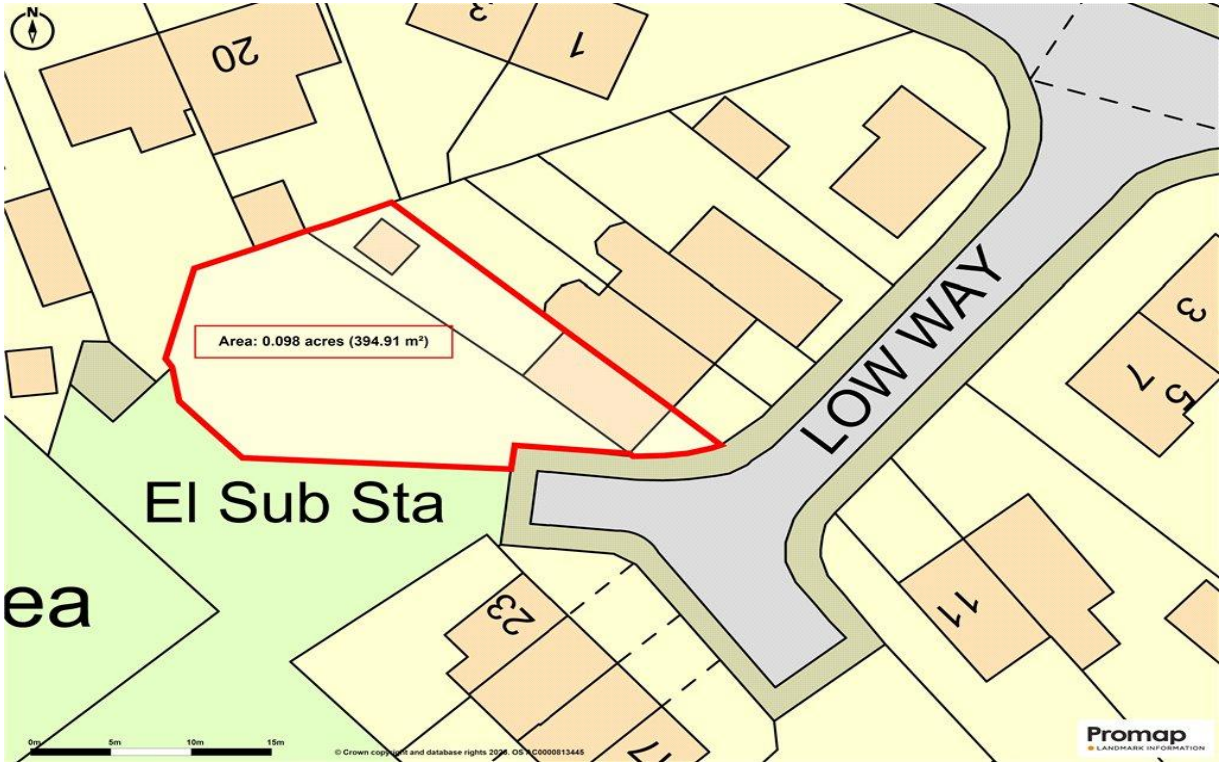
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Directions

Proceeding into Clifford from Boston Spa on Clifford Moor Road which in turn becomes Willow Lane. Turn left into Bellwood Avenue, continue along, turning right into Low Way, where the property will be found a little further along on the right hand side.

What3Words delighted.hangs.sprinting

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- All mains services are installed.
- Gated parking area for multiple cars

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: WET260136