DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



20 High Street, Clifford, Wetherby, LS23 6JF

Offered with no onward chain, this four bedroom semi-detached period village home now offers scope for the new owners to carry out their own programme of modernisation works to this interesting property, with enclosed rear gardens, at the heart of the village.

28 Market Place, Wetherby, LS22 6NE
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dacres.co.uk







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20 High Street, Clifford, Wetherby, West Yorkshire, LS23 6JF

Offers in excess of: £350,000

- Semi-detached period home
- Private village location
- Two reception rooms
- Spacious kitchen
- Four family bedrooms
- House shower room
- Scope for modernisation
- No Onward Chain







General remarks

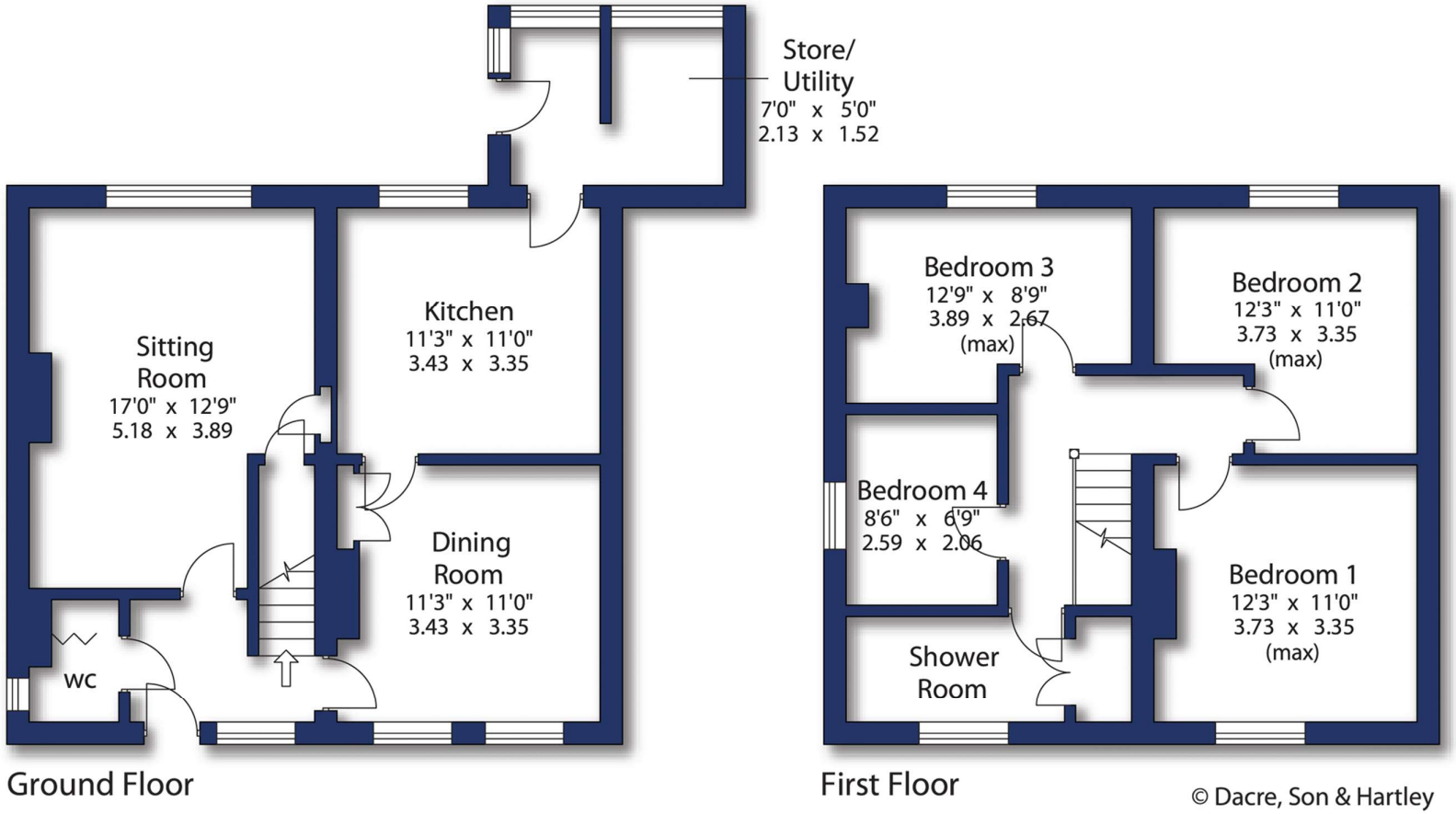
With attractive limestone elevations under a tiled roof and benefiting from gas fired heating and PVCu double glazing , there is now the scope for the new owners to carry out their own programme of improvements and remodelling to create an individual village home.

A central hallway with guest cloakroom, leads to a spacious sitting room, a separate dining room and a well-proportioned breakfast kitchen, off which lies a rear hall and utility room. On the first floor there are three double bedrooms and a further single bedroom, these being served by a house shower room.

There is pedestrian access to the property from the High Street where local residents are able to utilise on road car parking. The property has well-proportioned, fully enclosed rear gardens with gated access to the side of the property connecting with a useful stone built storeroom, and the gardens form ideal and safe play areas for children and pets.

This is a continually popular village location within close proximity of an excellent range of amenities on Boston Spa High Street and further away in the market town of Wetherby. There is an excellent road network serving Leeds, York and further afield.

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

EPC TO ADD









Contact us

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wetherby@dacres.co.uk

Directions

Proceeding into Clifford along Clifford Moor Road which in turn becomes Willow Lane. Turn left into High Street where the property will be found on the right hand side down the lane.

What3Words invisible.curl.beakers

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed
- On road parking
- The property is in a Conservation Area

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.

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