



22 HIGH STREET  
WETHERBY, LS23 6JF

£405,000  
FREEHOLD

This wonderful three-bedroom cottage oozes character and charm coupled with spacious and versatile family accommodation and a south-facing courtyard garden in the lovely village of Clifford.

MONROE

SELLERS OF THE FINEST HOMES

## 22 HIGH STREET

- Beautifully presented character home
- Wonderful period features
- 3 bedrooms & 2 bathrooms
- South-facing courtyard garden
- Highly sought-after village location
- Superb amenities close by
- Excellent school catchment area
- Re-wired in 2024
- Off-street parking



The Old Cottage is a beautiful three-bedroom period cottage that oozes character and charm in the popular village of Clifford.

The lounge boasts a plethora of features including stripped wooden floors, exposed beams, and a superb stone fireplace. There is a second reception room on the ground floor which is currently used as a playroom but could also be used as a snug or home office. This home also offers a separate dining room with useful built-in storage. The modern, fully fitted kitchen has exposed beams and access to the rear courtyard garden.

Upstairs has three bedrooms – a double, a single, and the principal suite. There is also a house bathroom with a wonderful corner bath. The spacious principal suite is flooded with natural light and has a recently fitted ensuite shower room and useful fitted storage.

Outside is a lovely south-facing courtyard garden which offers parking for two cars.

To arrange your viewing of this fantastic home, call Monroe.

### ENVIRONS

Clifford is a picturesque West Yorkshire village within easy commuting distance to Wetherby, Leeds, York, and Harrogate. This location is also within walking distance of Boston Spa, granting easy access to a further range of

excellent amenities such as local eateries, bars, takeaways, and food shops. For the commuter, the A1 (M) is very close by giving immediate access to the A64, M62, and A1/M1 link road and there are also frequent public transport links available.

### REASONS TO BUY

- Beautifully presented character home
- Wonderful period features
- 3 bedrooms & 2 bathrooms
- South-facing courtyard garden
- Highly sought-after village location
- Complete re-wire in 2024
- Superb amenities close by
- Excellent school catchment area

### SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

### LOCAL AUTHORITY

Leeds City Council

### TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal



completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

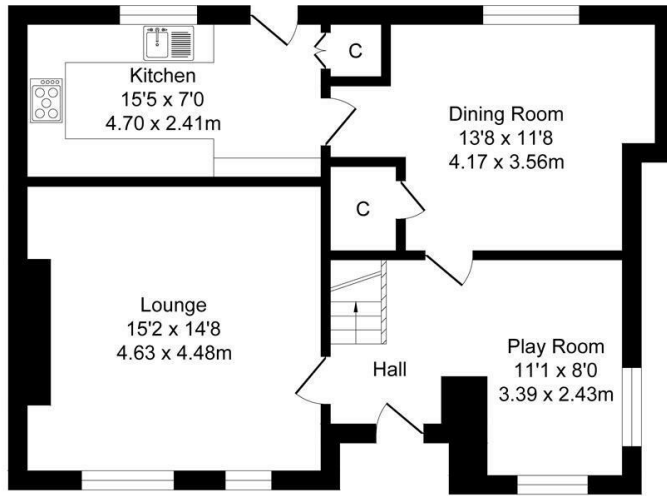
## 22 HIGH STREET



## High Street, Clifford

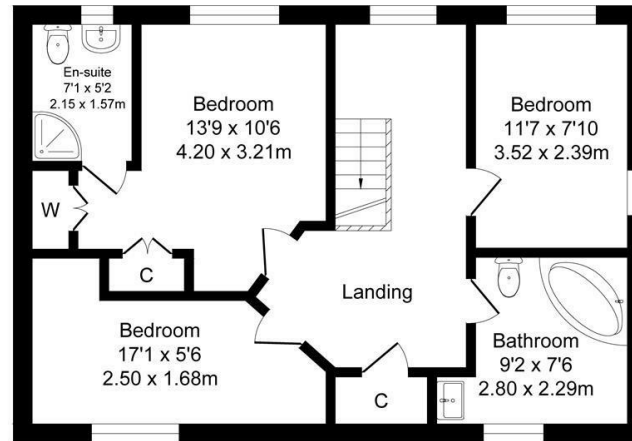
Total Approx. Floor Area 1339 Sq.ft. (124.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor  
Area 703 Sq.Ft  
(65.3 Sq.M.)



First Floor

Approx. Floor  
Area 635 Sq.Ft  
(59.0 Sq.M.)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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