



EAST VIEW WILLOW LANE

WETHERBY, LS23 6JN

£340,000
FREEHOLD

Are you searching for a charming, stone-built detached home in the heart of Clifford? It needs modernisation, is full of character, and has endless potential.

MONROE

SELLERS OF THE FINEST HOMES

EAST VIEW WILLOW LANE

- Detached
- Fantastic Potential
- Two Bedrooms

Monroe invites you to explore this charming two bedroom cottage, located in the picturesque village of Clifford. This beautifully characterful detached home provides a rare opportunity to create your dream residence in a highly sought-after area. With its traditional stone construction, exposed wooden beams, and feature fireplaces, this property is full of warmth and personality, making it the perfect retreat for those who appreciate timeless elegance.

On the ground floor, you will find two spacious reception rooms, each featuring a fireplace. The kitchen also leads to a sunroom, enhancing the living space.

Upstairs, two generously sized bedrooms come with built-in storage, combining charm and practicality. A well-sized bathroom and a separate toilet complete the first floor.

At the rear of the property, there is a delightful walled courtyard and a large outbuilding.

This home is situated in a desirable village setting. It is truly a gem waiting to be restored to its full glory. Don't miss this opportunity, schedule a viewing today and let your imagination bring this enchanting home to life!

To arrange your viewing of this fantastic cottage in Clifford, call Monroe.

ENVIRONS

Clifford is a charming village in West Yorkshire, conveniently located for commutes to Wetherby, Leeds, York, and Harrogate. It is also within walking distance of Boston Spa, which provides access to a wider range of excellent amenities, including local restaurants, bars, takeaways, and grocery stores. For commuters, the A1(M) is easily accessible, offering quick connections to the A64, M62, and the A1/M1 link road. Additionally, there are frequent public transport services available.

REASONS TO BUY

- Cottage
- Great Potential
- Two Bedrooms
- Courtyard
- Highly Sought-After Village Location
- Superb Amenities Close By

SERVICES

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

LOCAL AUTHORITY

Leeds City Council



TENURE

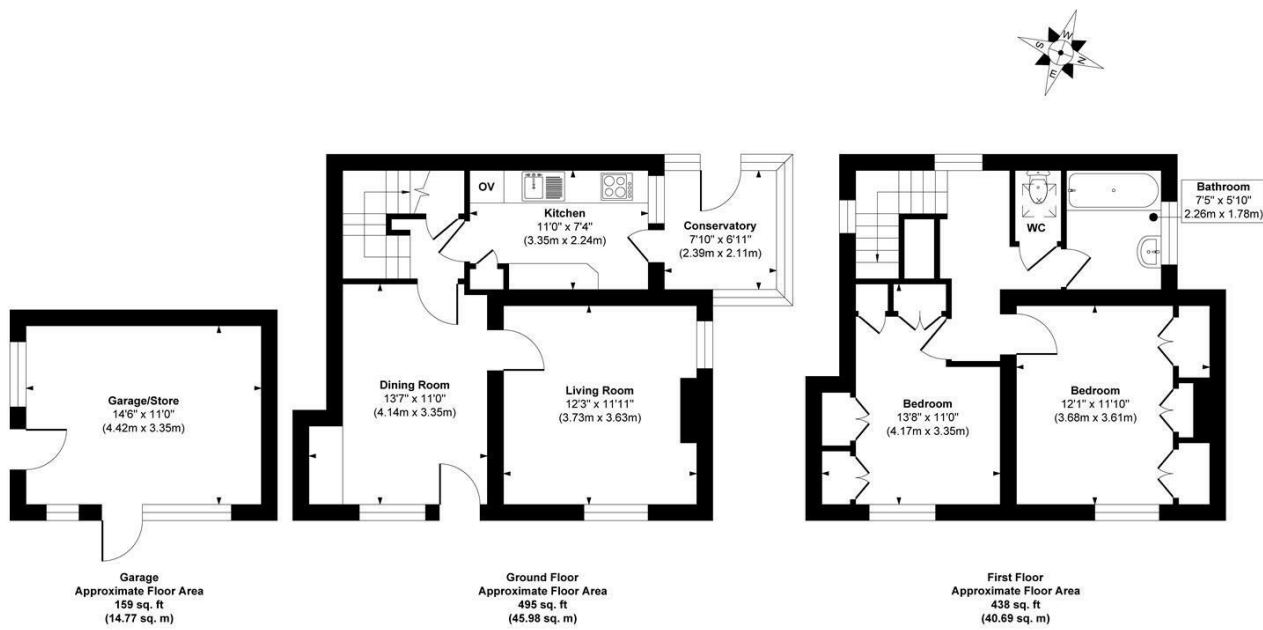
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

EAST VIEW WILLOW LANE





Approx. Gross Internal Floor Area 1092 sq. ft / 101.44 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(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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