



12 HIGH STREET
WETHERBY, LS23 6JF

£330,000
FREEHOLD

Charming character cottage in the heart of sought-after Clifford village.

MONROE

SELLERS OF THE FINEST HOMES

12 HIGH STREET

- Cottage in Clifford Village • Chain Free • Three Bedrooms • Two Reception Rooms • 906 Sqft • Courtyard to the Rear • Countryside Walks On Your Door Step • Excellent Schools • Travel Links Leeds Harrogate Wetherby



Monroe is thrilled to present a charming cottage nestled in local activities. on High Street in Clifford. This enchanting property boasts a modern fitted kitchen, a cosy lounge with a warm fireplace, and three spacious bedrooms.

The kitchen opens up to a charming rear courtyard that offers stunning views, making it an ideal spot for relaxation. The dining room and lounge both feature characterful fireplaces, adding to the warm ambience.

On the first floor, you will find three inviting bedrooms and a contemporary bathroom equipped with both a bath and an overhead shower..

Seize the opportunity to embrace the beauty of this hidden gem in Clifford. Call Monroe to arrange your viewing today!

ENVIRONS

Clifford is a fantastic village located just a short walk from Boston Spa. It is renowned for its excellent local amenities, which include independent eateries, charming coffee shops, delightful beauty salons, and trendy bars. For commuters, the village offers great connectivity to York, Wetherby, and Leeds, along with easy access to the national motorway network, making it an ideal location. Those who prefer to stay close to home can enjoy a variety of scenic walks and participate

REASONS TO BUY

- Village Location
- Three Bedrooms
- Chain Free Cottage
- Access to Outstanding schools
- Excellent Amenities close By

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

Chain Free

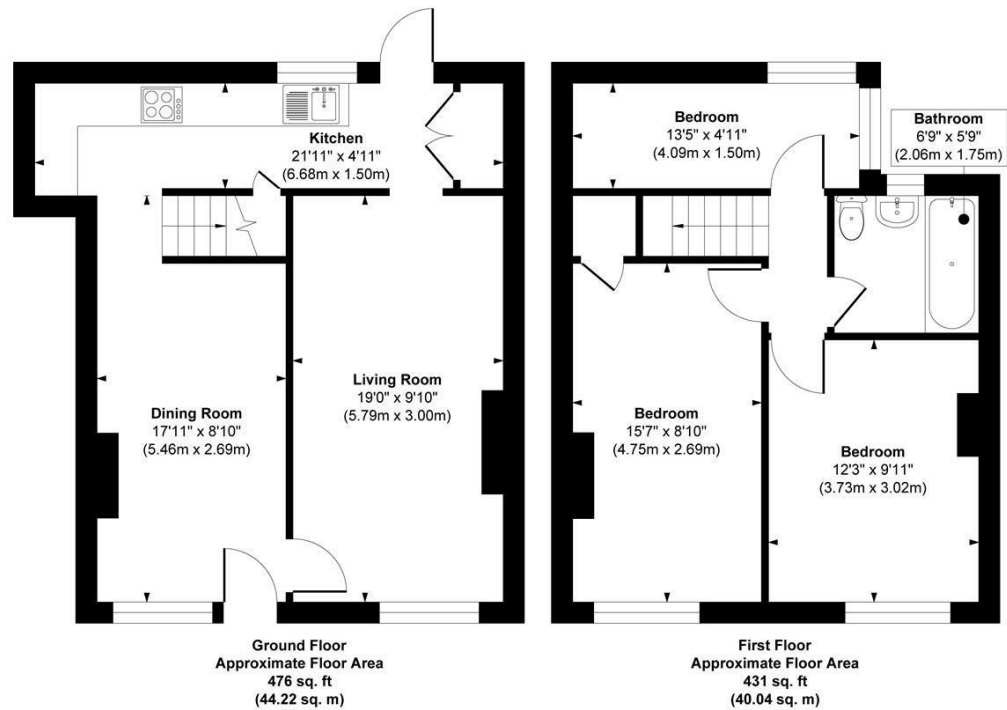
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

12 HIGH STREET

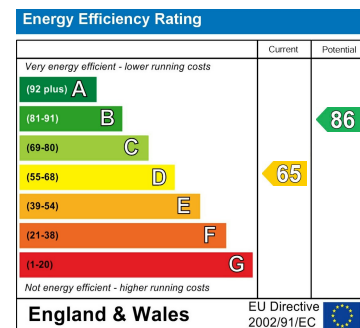




Approx. Gross Internal Floor Area 907 sq. ft / 84.26 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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