





BEECH COTTAGE 66, HIGH STREET

WETHERBY, LS23 6HJ

£180,000

FREEHOLD

This charming terraced house is filled with potential, waiting for you to make it your own. Don’t miss the opportunity to view this lovely property and experience all that it has to offer.

MONROE

SELLERS OF THE FINEST HOMES

BEECH COTTAGE 66, HIGH

• Beautiful Period Cottage on Clifford Village High Street • Set Over Three Spacious Floors • Beautiful Views Over Clifford Church • Set Over 900 sqft of Quirky Living Space • Ideal for First-Time Buyers, Professionals, or Investors • A Property Offering Endless Potential • Located in a Desirable Village Setting • Easy access to Wetherby, Leeds, and York • Countryside Walks on your Doorstep





FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION ..... STARTING PRICE £180,000 PLUS RESERVATION FEE'S APPLY

This attractive three-storey period cottage presents an excellent opportunity for first-time buyers, downsizers or investors seeking a property with scope to modernise and add value. Retaining much of its original charm, the cottage offers spacious and versatile accommodation arranged over three floors and enjoys a peaceful position within this popular and historic village.

The ground floor features a welcoming dining room with an exposed brick fireplace, original sliding sash bay window and exposed ceiling timbers. To the rear is a fitted kitchen with integrated appliances, while a useful utility cupboard beneath the stairs provides additional storage and plumbing for white goods.

On the first floor, a generous living room enjoys attractive church views and offers flexible use as either a reception room or bedroom. The stylish bathroom has been updated in recent years and includes a large corner bath, separate shower cubicle, WC and wash basin.

The second floor provides two good-sized double bedrooms, both benefiting from fitted furniture and characterful exposed beams.

While now requiring some updating, the property offers excellent potential to create a wonderful village home. Available with no onward chain and on-street parking, this is a rare opportunity to acquire a characterful cottage in a sought-after location.

ENVIRONS

Clifford is a quintessential West Yorkshire village, known for its historic architecture, friendly community, and scenic surroundings. The village itself boasts a number of amenities including a popular primary school, local pub, and community facilities, while the nearby market town of Boston Spa offers independent eateries, charming coffee shops, 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. Surrounded by rolling countryside and walking trails, Clifford is ideal for those seeking both tranquillity and accessibility a perfect balance for commuters, couples, and downsizers alike.

SERVICES

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

Auctioneer's Comments

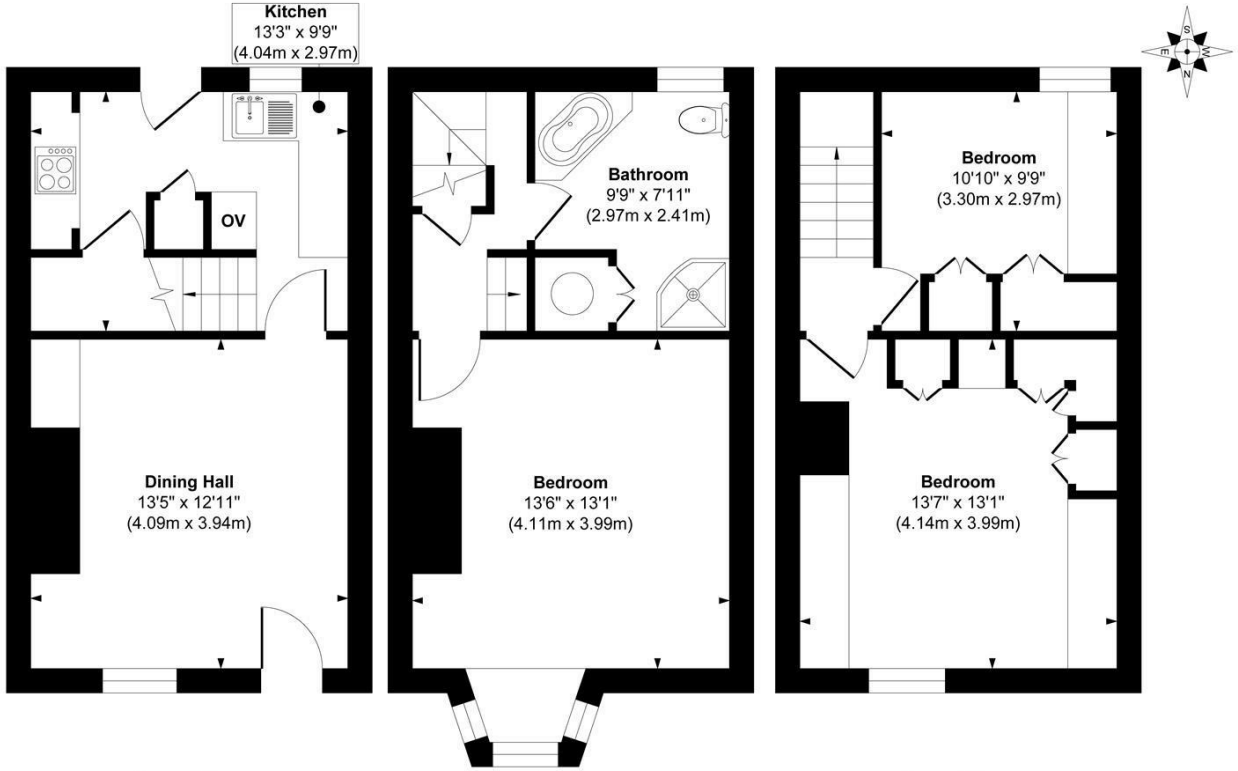
This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% plus vat to a minimum of £5,500 + vat (£1,100.00) = (£6,600.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.

BEECH COTTAGE 66, HIGH





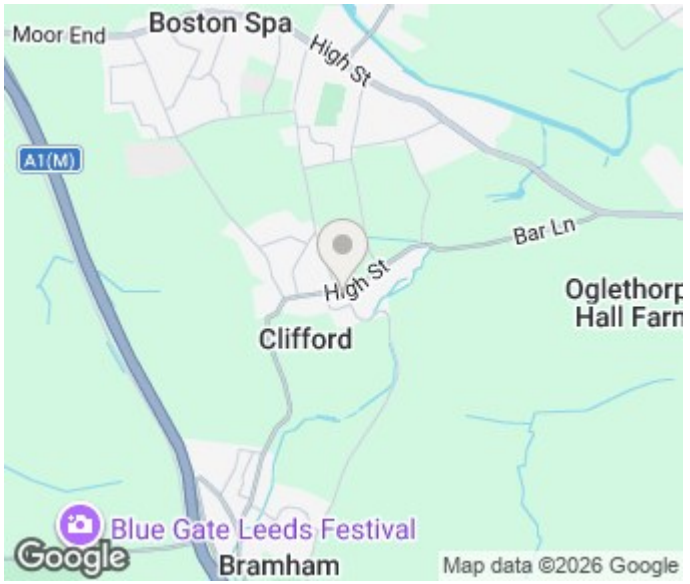


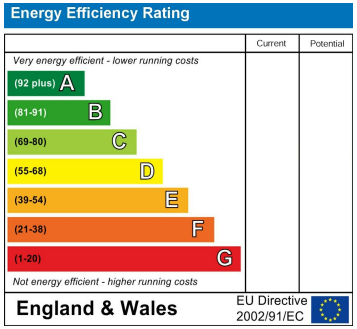


Approx. Gross Internal Floor Area 921 sq. ft / 85.54 sq. m

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

Copyright © Show Home.





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

Boston Spa Sales
186, High Street Boston Spa
Wetherby
LS23 6BT

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES