



72 CLIFFORD MOOR ROAD
WETHERBY, LS23 6NX

£385,000
FREEHOLD

Bungalow in Boston Spa is waiting for you! This is the perfect opportunity to secure an exceptional home in a sought-after location. Act now and make it yours!

MONROE

SELLERS OF THE FINEST HOMES

72 CLIFFORD MOOR ROAD

- Detached Bungalow • Two Bedrooms • Great Potential • CHAIN FREE • 1950's • 987 Sqft • Garden • Driveway • Rural • Boston Spa Academy



****GREAT LOCATION IN THE HEART OF BOSTON SPA****

This beautiful detached bungalow is ideally situated in the charming village of Boston Spa, along the lovely Clifford Moor Road. The spacious home includes two roomy bedrooms, a single garage, a convenient driveway, and a beautifully landscaped garden, providing ample opportunity to personalise and make it your own.

Don't miss the opportunity to make this delightful property your own!

As you enter, you're greeted by an inviting hallway that leads into a bright and airy living room, complete with a bay window and a cosy fireplace. Continuing on, you'll find the dining area, which boasts French doors opening to the garden.

This 1950s home includes a separate kitchen that connects to the dining room via a charming column feature.

The two spacious bedrooms offer comfort and style; one bedroom comes with fitted wardrobes and a large bay window, while the second bedroom is also generously sized and has French doors leading out to the garden. A conveniently located shower room serves both bedrooms.

Outside, the property features a low-maintenance front

garden, beautifully landscaped with gravel, along with a side garden. The rear space includes a lawn and a patio area, surrounded by gardens on three sides. Additional highlights include a single garage and a driveway, as well as a variety of beautiful plants and shrubs.

REASONS TO BUY

- Heart Of Boston Spa
- Full Of Potential
- Highly Sought-After Location
- Superb Amenities Close By
- Two Bedrooms
- Close To Boston Spa Academy
- Single Garage, Driveway & Garden

ENVIRONS

Boston Spa boasts an impressive selection of local amenities, including independent restaurants, coffee shops, beauty salons, and trendy bars. Commuters benefit from excellent transport links to York, Wetherby, and Leeds. For those who prefer to stay closer to home, there are numerous scenic walks and local activities to enjoy.

CGIs have been placed in this property, these are computer-generated 3D images (or, in some contexts, virtual tours) have been created to show what the interior or exterior of the property could look like

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

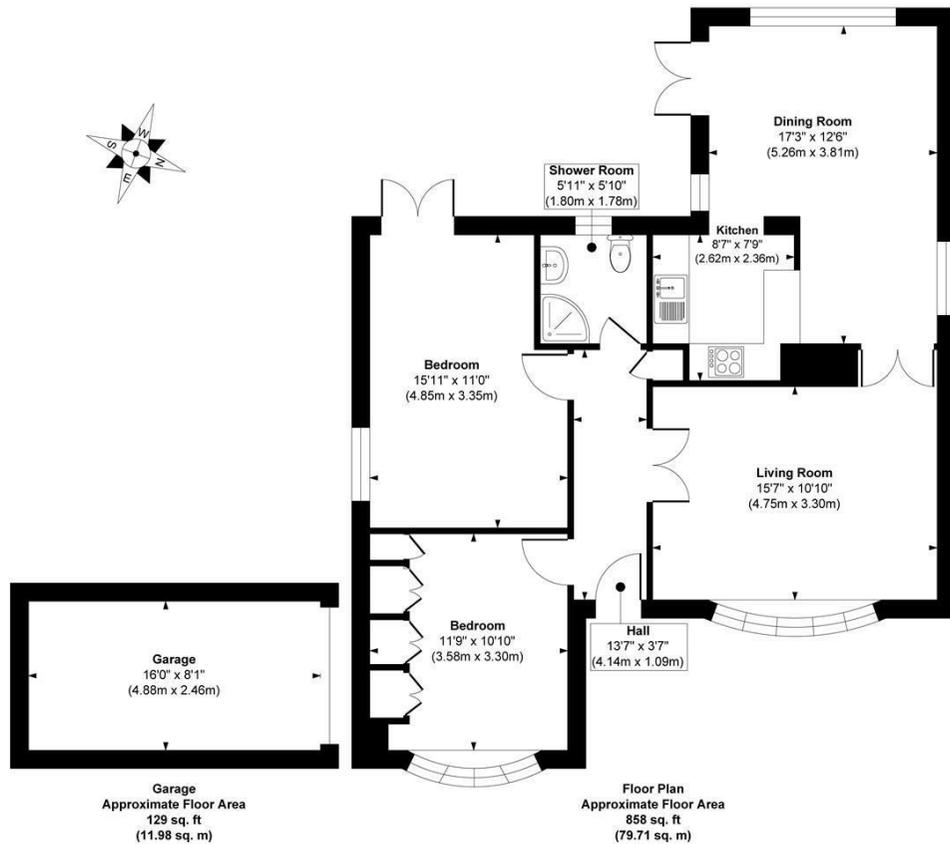
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 987 sq. ft / 91.69 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			
(69-80) C			
(55-68) D		69	77
(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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