



46 HIGH STREET  
WETHERBY, LS23 6HR

£285,000  
FREEHOLD

Are you dreaming of a charming cottage bursting with character in the picturesque village of Clifford?  
Look no further!

MONROE

SELLERS OF THE FINEST HOMES

## 46 HIGH STREET

- Cottage • Full Of Character • Clifford Village Setting • Two Bedrooms • Converted Cellar • Courtyard • 847Sqft • Country Side Walks • Close to Wetherby • Excellent Schools Locally



Monroe is delighted to welcome you to 46 High Street, Clifford, a charming cottage with a courtyard. It is in a picturesque village with lovely countryside walks.

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

Nestled in the picturesque village of Clifford, this charming three-bedroom cottage offers a perfect blend of cosy comfort and contemporary living. Ideal for families, first-time buyers, or anyone looking for a peaceful retreat, this home features spacious rooms.

Upstairs two generously sized bedrooms with plenty of natural light and a modern family bathroom, perfect for day-to-day living.

On the lower ground, the cellar has been thoughtfully converted to provide an additional bedroom, snug or office.

Outside offers a beautiful, paved courtyard ideal for entertaining.

This charming cottage offers flexible living spaces and is ready to welcome its new owners. Don't miss the opportunity to make this lovely home yours!

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

- Cottage
- Beautifully Presented
- Two Bedrooms
- Converted Cellar
- 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



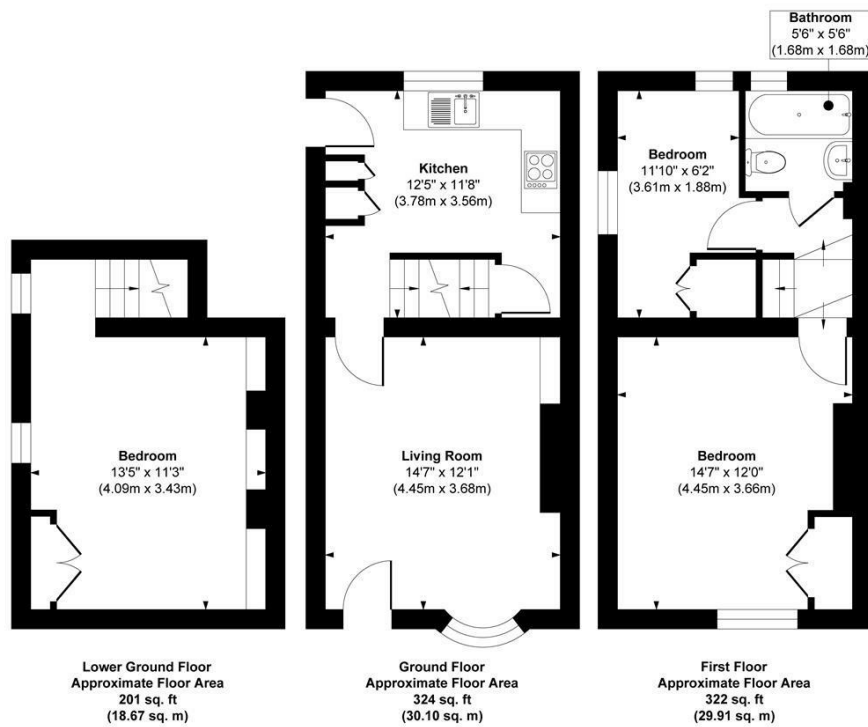
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 46 HIGH STREET





**Approx. Gross Internal Floor Area 847 sq. ft / 78.68 sq. m**  
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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 75        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 44                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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