



## MARYCOT OLD MILL LANE

WETHERBY, LS23 6LE

£299,999  
FREEHOLD

Nestled in the charming village of Clifford, this delightful period terraced house on Old Mill Lane offers a perfect blend of character and modern living. Spanning an impressive 1,119 square feet, the property boasts three well-proportioned bedrooms.

MONROE

SELLERS OF THE FINEST HOMES

# MARYCOT OLD MILL LANE

- Charming 1800s character home
- Beautiful period features including fireplaces and exposed beams
- Three double bedrooms
- Stylish, modern bathroom
- Located in a desirable village setting
- Easy access to Wetherby, Leeds, and York
- Ideal for first-time buyers, professionals, or investors
- 1119 Sqft



Nestled in the heart of the charming village of Clifford, Marycot is a beautifully presented character property dating back to the 1800s. Arranged over three floors, and unique home blends period charm with tasteful modern touches, making it ideal for buyers seeking something with real personality. This low maintenance property is an ideal lock up and leave.

The ground floor offers a welcoming living room featuring an electric fireplace, perfect for cosy evenings, alongside a well-appointed kitchen with traditional styling. Moving up to the first floor, the spacious primary bedroom benefits from a striking feature fireplace, while the contemporary house bathroom has been thoughtfully updated to offer modern convenience.

The top floor provides two generous double bedrooms, each showcasing original exposed beams that add a sense of warmth and heritage to the space. With its well-balanced layout and characterful finish throughout, Marycot is a rare find in this sought-after village location.

This fantastic home also includes a usable basement, adding to its many benefits.

To arrange your viewing of this charming home, 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

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## 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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