



46 HIGH STREET  
WETHERBY, LS23 6HR

£275,000  
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 • NO CHAIN • Desirable Clifford Village Setting • Converted Cellar • South West Facing Courtyard • Country Side Walks • Excellent Schools Locally • Walking Distance to Boston Spa High Street



Monroe is delighted to present 46 High Street, Clifford – a charming character cottage with a private courtyard, set within a picturesque village surrounded by beautiful countryside walks.

Nestled in the heart of Clifford, this attractive three-bedroom home perfectly blends cosy charm with modern living. Ideal for families, first-time buyers, or those seeking a peaceful village retreat, the property offers well-proportioned and flexible living accommodation throughout.

The ground floor features a well-proportioned living room alongside a separate fitted kitchen, providing a practical and comfortable layout for everyday living.

To the first floor are two generously sized bedrooms filled with natural light, along with a modern family bathroom.

The lower ground floor boasts a thoughtfully converted cellar, offering a versatile third bedroom, snug, or home office space.

Externally, the property benefits from a beautifully paved and gravel courtyard, ideal for outdoor dining and entertaining. This could easily be converted into private parking for 1 car.

\*\* 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 \*\*

## 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

- Character Cottage
- No Chain
- Two Bedrooms
- Converted Cellar
- South West Facing 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

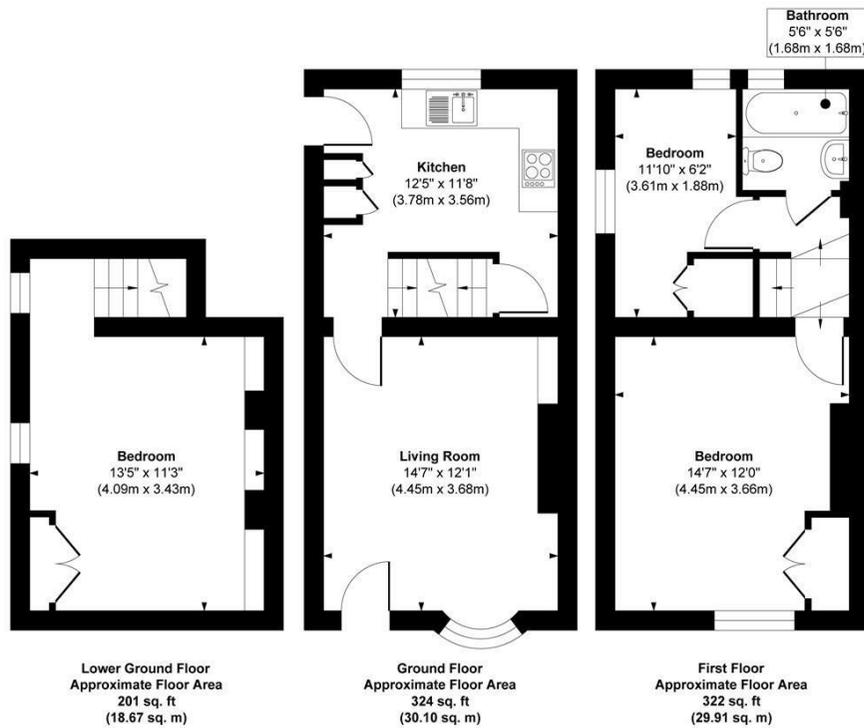
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>44</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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