





SPRINGFIELD

WETHERBY, LS23 6HQ

£435,000

FREEHOLD

Situated in the popular area of Springfield, Clifford, this well-planned home offers comfortable and versatile accommodation arranged over two floors, making it an ideal choice for families, couples or those looking for additional space to work from home.

MONROE

SELLERS OF THE FINEST HOMES

SPRINGFIELD

• Three well-proportioned bedrooms • Principal bedroom with en-suite • Spacious sitting room • Bright dining kitchen • Convenient ground-floor WC • Private garage • Popular residential location • Excellent family home • Versatile living accommodation





Situated within the popular residential area of Springfield, Clifford, this well-presented three-bedroom home offers thoughtfully arranged and versatile accommodation, ideally suited to families, couples or those seeking additional space to work from home.

Arranged over two floors, the property begins with a welcoming entrance hall leading through to a spacious sitting room, offering a comfortable setting for both everyday relaxation and entertaining. To the rear, a bright and well-appointed dining kitchen provides a sociable space for family meals and day-to-day living, with the added convenience of a ground-floor WC completing the accommodation.

To the first floor are three well-proportioned bedrooms, offering flexibility to suit a variety of needs. The principal bedroom benefits from its own en-suite shower room, whilst the two further bedrooms could comfortably accommodate family members, guests or alternatively be utilised as a home office or dressing room. A separate shower room serves the remaining bedrooms.

Externally, the property further benefits from a private garage, providing secure parking or useful additional storage. The private garden is perfect for relaxing in the summer months.

Combining comfortable living space, practical features and a popular residential setting, this is an appealing home offering excellent versatility for a range of buyers.

Reasons to buy.

* Three well-proportioned bedrooms
* Principal bedroom with en-suite
* Spacious sitting room
* Bright dining kitchen
* Convenient ground-floor WC
* Private garage
* Popular residential location
* Excellent family home
* Versatile living accommodation

Environs

The property is situated in the sought-after village of Clifford, conveniently positioned close to the popular market town of Wetherby and the neighbouring village of Boston Spa. The surrounding area offers a pleasant blend of village life and countryside, with a range of local amenities, shops, cafés, restaurants and everyday facilities available nearby. There are a number of well-regarded schools within easy reach, including Bramham Primary School and Boston Spa Academy. For commuters, the area benefits from excellent road connections, with the A1(M) providing convenient

access towards Leeds, York and the wider motorway network. The surrounding countryside also provides plenty of opportunities for walking and outdoor pursuits, making this an appealing location for families and those seeking a peaceful yet well-connected setting.

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

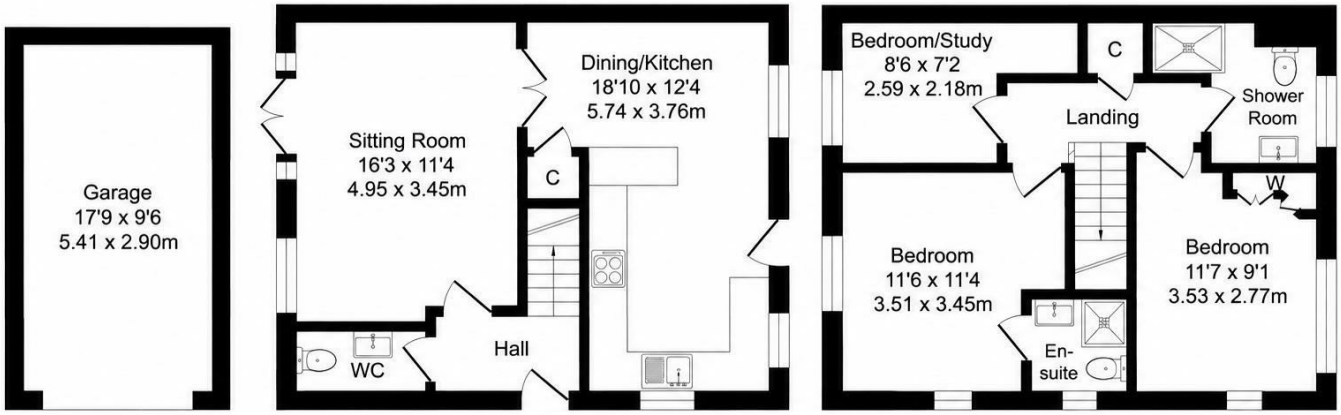
Strictly through the selling agent - Monroe Estate Agents.

4 SPRINGFIELD







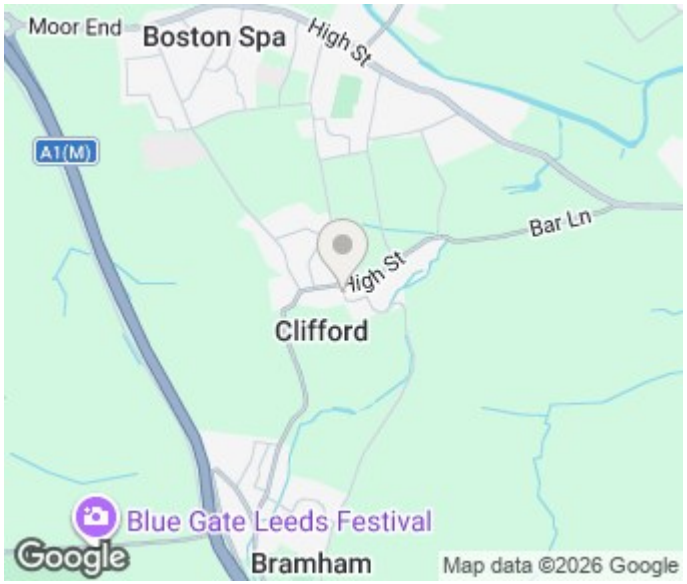


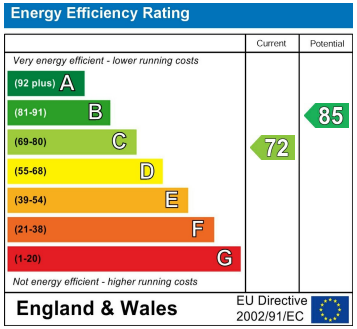
Garage **Ground Floor** **First Floor**

(Including Garage)

1075 Sq.ft. (99.9 Sq.M.)

All measurements are approximate and for display purposes only.





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