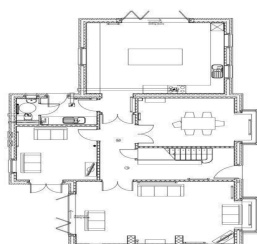


Plot 5, St Edwards View, Clifford, LS23 6HW



Set in the village of Clifford is this detached, double fronted, five bedroom property on a plot of 0.28 acres. It is the last of five plots built by Shepherd Homes. The property has a light and airy living room with bi-folding doors to the patio and bay window to front, burglar alarm, a fully fitted kitchen with Siemens integrated appliances and bi-folding door to rear garden, family room, dining room with bay window, five bedrooms, master with wet room and dressing area, two bedrooms with en-suite and two further bedrooms. There is a triple garage with office/playroom space above accessed via an external staircase. The private driveway is block paved and there are automatic entry double electric gates.

Asking Price: £894,995

LOCATION

Clifford is a very popular village, situated midway between Boston Spa and Bramham. The village benefits from a range of facilities including a village shop/post office, fish and chip shop, churches and public houses. There is a regular bus service which runs through the village, linking the village to major towns such as Wetherby, York, Harrogate and Leeds. Clifford also has a primary school nearby, with access to Boston Spa Comprehensive School. The village is also well served by an excellent road network for daily commuting to Leeds, York and Harrogate via the A1/M1 link road and the A64.

DIRECTIONS

Leave Wetherby travelling South along the A1 slip road, take the first exit at the roundabout and continue into Boston Spa. Turn right into Clifford Moor Road and proceed towards Clifford. On entering Clifford turn left onto the High Street and continue along the road past the Church and the property can be found on the left hand side.

ENTRANCE HALL

Floor tiling, understairs storage cupboard, Porcelanosa floor, recessed ceiling down lighters.

LOUNGE

(7.80m x 4.65m) - (25' 7" x 15' 3")

Light and airy room with bay window to front elevation, two windows to side elevation and bi-folding doors to patio.



KITCHEN

(6.15m x 5.28m) - (20' 2" x 17' 4")

Modern fitted kitchen with fitted base and wall units, integrated Siemens appliances which include double electric oven, five burner hob, full height fridge, full height freezer, dishwasher, central island, electric underfloor heating, Porcelanosa tiled floor, recessed ceiling downlighters, two windows to front elevation and bi-folding doors to garden.

DINING ROOM

(5.05m x 3.60m) - (16' 7" x 11' 10")

With bay window to front elevation.

FAMILY ROOM

(3.60m x 4.00m) - (11' 10" x 13' 1")

Window to rear elevation, patio doors to garden and television point.

UTILITY ROOM

(2.52m x 2.00m) - (8' 3" x 6' 7")

With fitted base and wall units, washing machine, tumble dryer, electric underfloor heating, Porcelanosa floor tiles & recessed ceiling down lighters.

CLOAKS/ WC

Wall hung basin, wall hung w.c, electric underfloor heating, Porcelanosa floor and walls, chrome towel rail, recessed ceiling down lighters

STAIRS TO FIRST FLOOR

Storage cupboard housing cylinder.

MASTER BEDROOM

(6.15m x 5.28m) - (20' 2" x 17' 4")

Window to front elevation, television point.

DRESSING ROOM

Quality Hammonds fully fitted wardrobes to two sides.

EN-SUITE WET ROOM

Wall hung basin, wall hung w/c, walk in shower, electric underfloor heating, Porcelanosa fully tiled walls and floor tiles, chrome towel rail, recessed down lighters.

BEDROOM TWO

(3.74m x 3.60m) - (12' 3" x 11' 10")

Window to front elevation and television point.

EN-SUITE SHOWER ROOM

Wall hung basin, wall hung w/c, electric underfloor heating, Porcelanosa wall and floor tiles, chrome towel rail, recessed down lighters.

BEDROOM THREE

(3.08m x 4.78m) - (10' 1" x 15' 8")

Window to front elevation and television point.

BEDROOM FOUR

(3.92m x 4.78m) - (12' 11" x 15' 8")

Window to rear elevation and television point.

EN-SUITE SHOWER ROOM

Wall hung basin, wall hung w/c, electric underfloor heating, Porcelanosa tiled walls and floor tiles, chrome towel rail, recessed down lighters.

BEDROOM FIVE

(3.30m x 3.30m) - (10' 10" x 10' 10")

Window to side elevation and television point.

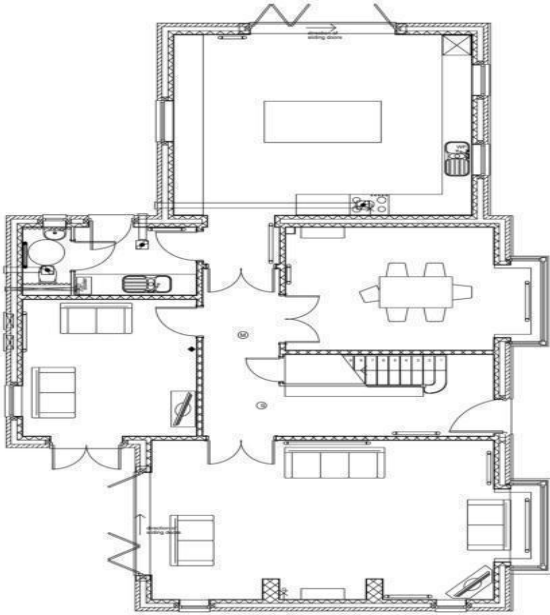
FAMILY BATHROOM

Wall hung basin, wall hung w/c, white bath with walnut panel, electric underfloor heating, Porcelanosa wall and floor tiles, chrome towel rail, recessed down lighters.

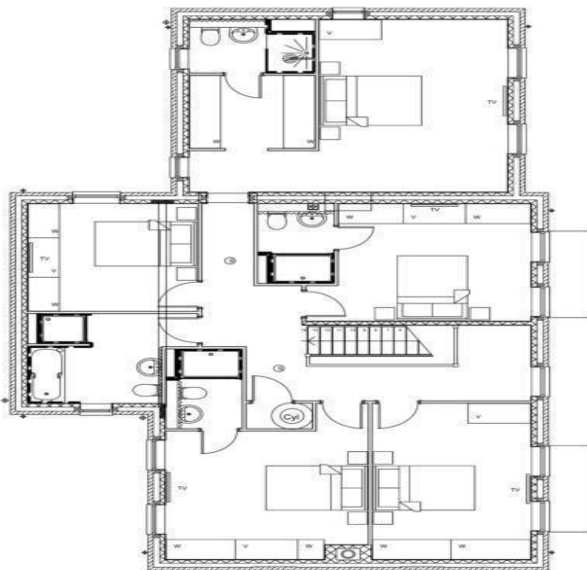
EXTERNAL

Electrically operated wooden gates and tegula block paved drive. Turfed and landscaped garden including patio and outside tap.

GROUND FLOOR



FIRST FLOOR



LOCATION PLAN



VIEWING ARRANGEMENTS

By appointment with Hunters at:
Hunters The Estate Agent 5A Market Place, Wetherby,
West Yorkshire, LS22 6LQ
Tel: 01937 588228

Website – www.huntersnet.co.uk

OPENING HOURS

Monday - Friday 9:00 - 17:30

Saturday: 09:00 - 16:00

Sunday: 11:00 14:00

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.