



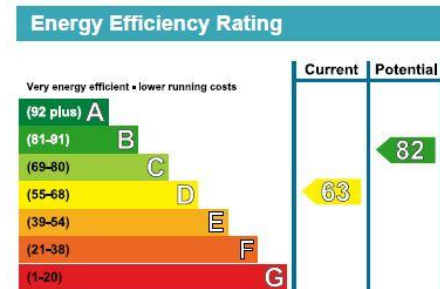
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared April 2017



GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.



1 Ashmead, Clifford, Wetherby, LS23 6PW

NOT TO SCALE For layout guidance only

Clifford ~ 1 Ashmead, LS23 6PW

A beautifully presented and tastefully decorated four bedroom link detached property enjoying a choice corner position on this popular cul-de-sac in the centre of Clifford village.

- Four bedroom link-detached with two generous reception rooms
- Separate breakfast kitchen along with snug/office and downstairs w.c
- En-suite shower facility to master bedroom
- Modern bathroom with high quality fixtures and fittings
- Generous 'L' shaped lawned garden, along with low maintenance courtyard to rear
- Driveway parking along with integral single garage

£375,000 PRICE REGION FOR THE FREEHOLD

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CLIFFORD

Clifford is an attractive West Yorkshire village with its own Churches, public houses and bus services as well as being within easy commuting distance to Wetherby, Leeds, York and Harrogate. The A1 is within 1 1/2 miles giving immediate access to the A64, M62 and A1/M1 link road. There are further excellent facilities in the market town of Wetherby and the village of Boston Spa.

DIRECTIONS

From Wetherby proceeding south along the A168 parallel to the A1, following the signs for Boston Spa. Entering Boston Spa turn first right into Clifford Moor Road. On entering Clifford take the third left turning into Ashmead which is a small cul-de-sac on the left hand side and the property is identified by a Renton & Parr for sale board.

THE PROPERTY

A genuinely spacious and well balanced four bedroom link detached house providing practical family accommodation arranged over two floors, enjoying a corner plot with generous gardens.

The accommodation which is well presented and tastefully decorated throughout in further detail comprises :-

GROUND FLOOR

ENTRANCE PORCH

Access via modern UPVC door with glazed panels, wood effect laminate floor covering which flows through into the inner hall, LED spotlight.

INNER HALL

With staircase to first floor and useful recess for storage beneath, single radiator, dado rail, ceiling cornice, ceiling spotlights.

DOWNSTAIRS W.C.

A white suite comprising low flush w.c., wash basin with tiled splashback, single radiator, double glazed window to front aspect, ceiling spotlight.

LIVING ROOM

16' 8" x 13' (5.08m x 3.96m)
With two double glazed windows to front aspect, double radiator beneath, attractive fireplace with "Living Flame" coal effect gas fire with polished stone inset and hearth, wood surround and mantle, T.V. aerial, ceiling cornice, double internal doors flowing through into :-



DINING ROOM

12' x 10' 2" (3.66m x 3.1m)
A light and airy room with two double glazed windows to rear aspect, double radiator beneath, ceiling cornice, ceiling spotlights.



BREAKFAST KITCHEN

14' 4" x 9' 7" (4.37m x 2.92m)



Fitted with a range of wall and base units, cupboards and drawers, work surfaces with inset one and a quarter stainless steel Franke sink unit with mixer tap, integrated appliances including Bosch oven with four ring gas hob and stainless steel extractor above, integrated dishwasher, space for fridge freezer, double glazed window to rear

enjoying a pleasant outlook over the garden, tiled splashback and window sill, space for table and chairs, single radiator, dado rail, ceiling spotlights.

SNUG/STUDY ROOM

9' 9" x 9' 2" (2.97m x 2.79m)
With double glazed window to rear and single door, T.V. aerial and telephone point, boiler cupboard housing modern gas fired Worcester Bosch boiler, double radiator, dado rail, ceiling cornice, ceiling spotlights.

UTILITY

9' 8" x 5' 7" (2.95m x 1.7m)
Fitted with wall and base units, work surface with space and plumbing for automatic washing machine and tumble dryer beneath, stainless steel sink with tiled splashback, doorway leading to integral garage.

FIRST FLOOR

LANDING

With double glazed window to side, LED ceiling spotlights, loft access hatch with drop-down ladders to part boarded loft space.

BEDROOM ONE

14' 11" x 11' 5" (4.55m x 3.48m) into doorwell.
A lovely light room with two double glazed windows to front aspect, radiator beneath, fitted wardrobes to one side with shelves and hanging space within, dressing table with ceiling spotlight, ceiling cornice, internal door leading to :-



EN-SUITE SHOWER

A tiled cubicle with wall mounted chrome shower fittings and glass door, chrome ladder effect heated towel rail, extractor fan, ceiling spotlight. Doorway leading into house bathroom.

BEDROOM TWO

11' 1" x 8' 5" (3.38m x 2.57m)
With double glazed window to rear aspect, radiator beneath.

BEDROOM THREE

14' 2" x 8' 7" (4.32m x 2.62m) Narrowing to 5' (4.32m)
With double glazed window to front aspect, radiator beneath.

BEDROOM FOUR

11' 5" x 9' 1" (3.48m x 2.77m) to widest point
With double glazed windows to rear aspect, radiator beneath.

HOUSE BATHROOM

Finished to a high standard and fitted with an attractive white suite comprising Geberit w.c. with concealed cistern, vanity wash basin with cupboards beneath, bath with tiled surround, two double glazed windows to side aspect, attractive polished Travertine stone tiles to walls and matching floor tiles, wall cabinet with mirrored door, wall mounted chrome effect heated towel rail, ceiling spotlights, airing cupboard with insulated water tank, internal door leading to bedroom one.



TO THE OUTSIDE

Paved driveway to the front provides off-street parking for two vehicles and serves access to :-

SINGLE INTEGRAL GARAGE

11' 5" x 9' 9" (3.48m x 2.97m)
With manual up and over door, light and power laid on.

GARDENS

Situated on a corner plot the property enjoys gardens to three sides, the front and side laid mainly to lawn with a mature conifer hedge and wooden fence to side with deep well stocked borders. Stone flagged path to the side of the property leads round to a low maintenance courtyard garden to rear, the majority of which is laid with stone flags providing the ideal area for outdoor entertaining and 'al-fresco' dining, outside water tap.

