

4 Springfield, Clifford, Wetherby, LS23 6HQ

Key Features

- Charming three bedroom detached home
- Open plan kitchen/dining room
- Generous sitting room with doors to the garden
- Underfloor heated oak flooring to ground floor
- Modern ensuite and house shower room
- South facing lawned garden
- Additional courtyard area
- Indian sandstone driveway
- Detached garage with electric door
- Within walking distance of Boston Spa







A charming three bedroom detached property in the sought after village of Clifford.











This three bedroom detached home has been beautifully maintained by the current vendors and is approached via an Indian sandstone paved driveway.

A covered entrance leads to the reception hallway, with a fitted shoe cupboard, and a modern fully tiled guest W.C with towel radiator and heater. An oak and glass door opens into the living room which boasts oak flooring with underfloor heating, a gas fire with marble surround and double doors to the south facing garden. A further set of oak and glass double doors lead to the open plan dining kitchen, with a continuation of oak flooring and an impressive range of solid oak wall and base units, complimenting worktops and Bosch integrated appliances including a microwave, electric oven, dishwasher and gas hob. There is an understairs storage cupboard and a door leading to the private courtyard.

To the first floor is a landing with a useful storage cupboard and three bedrooms. The principal bedroom has dual aspect windows and a fully tiled modern ensuite shower room with underfloor heating and towel radiator. The second bedroom has dual aspect windows and fitted wardrobes. The third bedroom overlooks the garden and is currently used as an office/study. The contemporary house shower room is fully tiled with a walk in shower, underfloor heating, towel radiator, sink unit with storage and a fitted mirrored cupboard.

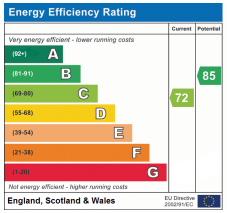
The south facing garden is a tranquil space with direct access from the living room and paths from the front and rear. There are mature trees, a lawned area, a pergola and an arbor. There is an additional private courtyard to the other side of the property, two outside taps and an outside socket. The property also benefits from a detached garage with an electric door.

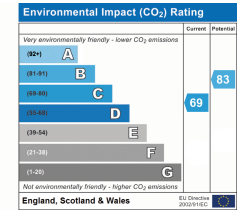
Clifford is a popular village located between Boston Spa and Bramham. There are three churches, local schools and a bus service. The village is within easy commuting distance to Wetherby, Leeds, York and Harrogate. The A1 is within close proximity giving immediate access to the A64, M62 and A1/M1 link road. There are further facilities in the market town of Wetherby and the village of Boston Spa is within walking distance.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.







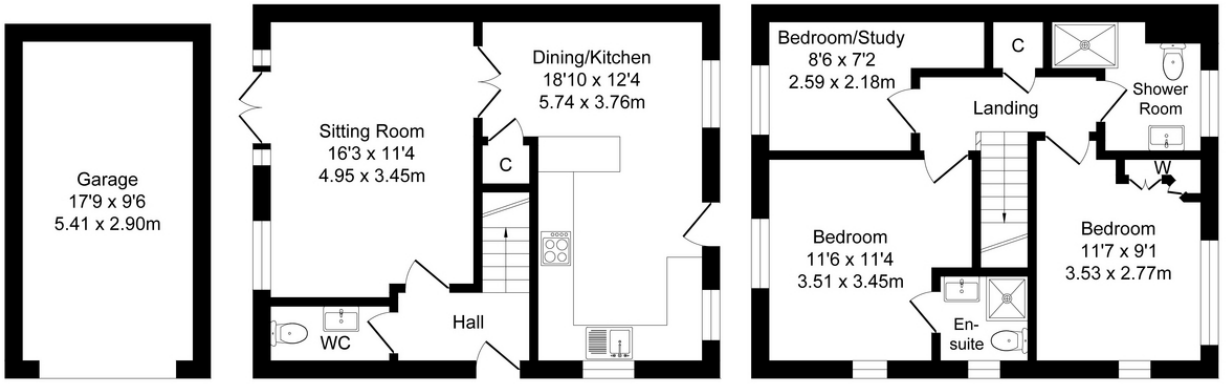


Springfield, Clifford

Total Approx. Floor Area 1075 Sq.ft. (99.9 Sq.M.)

(Including Garage)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage	Ground Floor	First Floor
Approx. Floor Area 168 Sq.Ft (15.6 Sq.M.)	Approx. Floor Area 453 Sq.Ft (42.1 Sq.M.)	Approx. Floor Area 453 Sq.Ft (42.1 Sq.M.)

Tenure Type: Freehold
Council Tax Band: D
Council Authority: Leeds City Council

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