



Croft Cottage Albion Street, Clifford, Wetherby LS23 6HY

Offers Around £229,500 | Freehold

maxwell hodgson

estate agents

Competitively priced for a quick sale, Croft Cottage is an attractive and characterful Grade II listed cottage, conveniently situated in the highly desirable village of Clifford. Well maintained and presented throughout, with many attractive features including high ceilings and feature fireplaces, this quirky and bijou property would make an ideal first time buy, downsize or buy to let investment. The advantage of having a garage is a major benefit within this part of Clifford.

Benefitting from gas central heating and part secondary glazing the ground floor has a light and spacious dining kitchen and ground floor WC. The sitting room is on the first floor along with 2 bedrooms and shower room. There is an open terrace for sitting outside at the rear. Access must be given at all times to allow neighbouring properties to approach the garage block where Croft Cottage has a single garage.

The popular village of Clifford is just a short walk or drive from Boston Spa which alongside neighbouring villages, supports a good range of amenities catering for most daily needs with the market town of Wetherby only a short distance away. The village is considered ideally placed for the commuter with easy access to the region's excellent road network. EPC Band D.

Dining Kitchen

17'5" x 15'8" (5.31m x 4.78m)

Fitted with Shaker style base and wall units, complemented by solid oak work surfaces with inset ceramic sink and drainer with mixer tap and tiled splashbacks. Built under double electric oven with induction hob. Built in wine rack, wall mounted gas combination boiler,

plumbing for washing machine. Two radiators, Karndean floor. Ample dining area with attractive feature fireplace with cast iron inset and raised tiled hearth with plate rack above. Door and window to front, sealed unit double glazed rear entrance door and small paned window to rear. Stairs leading off to first floor.

WC

Low flush WC, wash hand basin, Karndean flooring. Obscured sealed unit double glazed window to rear.

First Floor

Landing

Small paned window to rear.

Sitting Room

13'3" x 10' (4.04m x 3.05m)

An attractive first floor living room with secondary glazed sash window to front. Attractive feature cast iron fireplace, picture rail and coved ceiling. Two radiators, Exposed floorboards.

Bedroom One

9'9" x 9'1" (2.97m x 2.77m)

Secondary glazed window to front, radiator, loft access.

Bedroom Two

13' x 8'4" (3.96m x 2.54m)

Small paned window to rear, radiator.

Shower Room

Fitted with white suite comprising corner shower enclosure, tiled with direct shower. pedestal wash hand basin and low flush WC. Radiator, coved ceiling, extractor fan, obscured glazed window to rear. Karndean flooring.





Outside

Terrace

Open courtyard style terrace for sitting outside at the rear. Access must be given at all times to allow neighbouring properties to approach the garage block at the rear where Croft Cottage has a single garage.

Garage

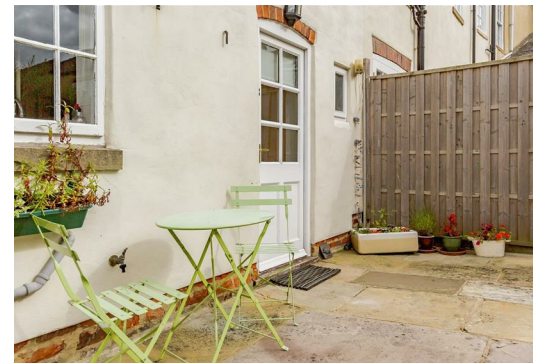
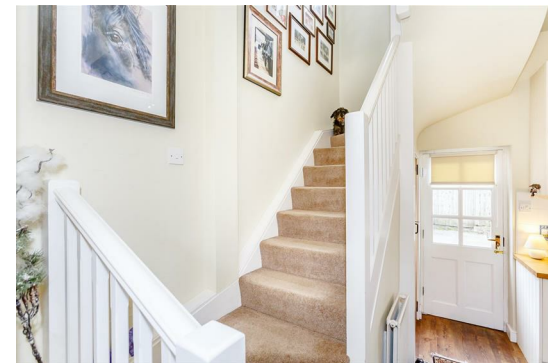
Up and over door, power and light.

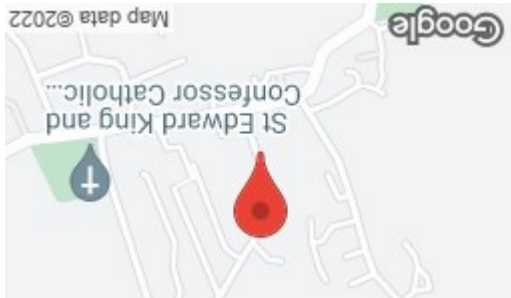
Services

All mains services connected.

Council Tax

The property is in Council Tax Band D.





From the direction of Wetherby take the A168 following the signs to Boston Spa. Turn right along Clifford Moor Road and at the junction turn left into High Street then left into Albion where the property can be found on the left hand side and identified by our for sale board.

Directions

