




MONROE

SELLERS OF THE FINEST HOMES



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16 CHURCH VIEW MEWS

LS23 6SZ

£162,500
LEASEHOLD

Monroe are proud to offer this stunning first-floor OVER 55'S apartment in the heart of Clifford CHAIN-FREE! This home offers stylish, contemporary interiors and provides an excellent standard of accommodation throughout. Viewings are available by appointment only. 968 years remaining on lease.

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16 CHURCH VIEW MEWS

- Sought-after Village Location
- Buyers must meet minimum age requirements
- Chain Free
- Large Double Bedroom
- Contemporary Bathroom
- Stylish Living Room
- Modern Kitchen with Integrated Appliances
- Well-maintained Communal Gardens
- Resident and Guest Parking
- Viewings by Appointment Only



*** OVER 55'S DEVELOPMENT ***

Church View Mews was formally an Old School House, situated right in the heart of Clifford. Clifford is a picturesque West Yorkshire village within easy commuting distance to Wetherby, Leeds, York and Harrogate. There are also frequent public transport links available! This location is also within close proximity to Boston Spa, granting easy access to a further range of excellent amenities such as local eateries, bars, takeaways and food shops.

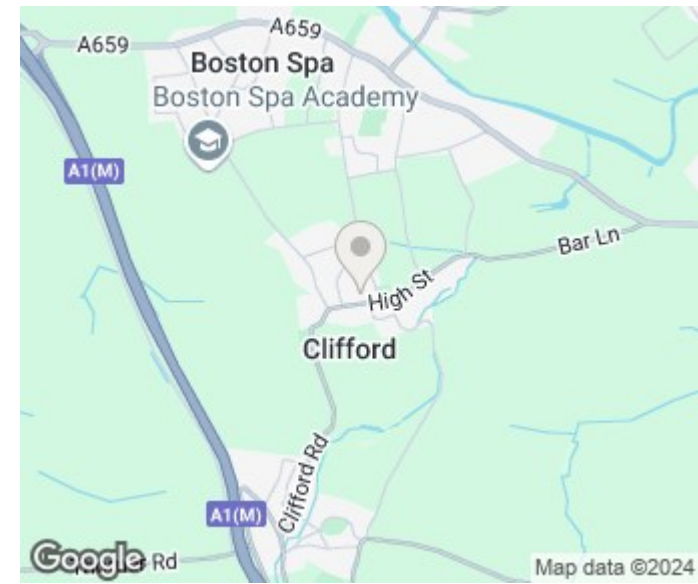
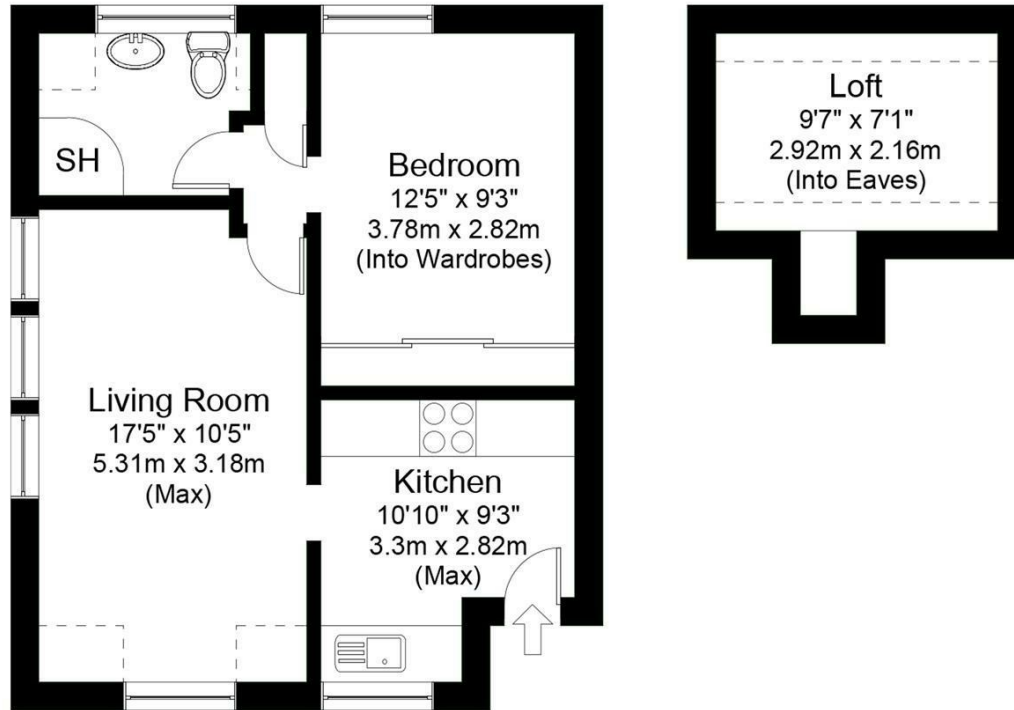
This beautiful first-floor apartment comprises briefly of a modern kitchen with integrated appliances, a stylish living room which benefits from great natural light, a generously sized double bedroom with ample, fitted storage and a contemporary house bathroom. There is also additional loft storage with a pull-down ladder!

Externally, the property benefits from well-maintained communal gardens with both resident and guest parking.

Viewings are available by appointment only. To arrange yours, call Monroe Boston Spa...

16 CHURCH VIEW MEWS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Gross internal floor area including eaves, excluding loft (approx.): 43.1 sq m (464 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

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

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