



31 HIGH STREET
CLIFFORD, LS23 6HR

£350,000
FREEHOLD

Are you looking for an excellent development opportunity? This detached bungalow is situated in the highly sought-after village of Clifford and benefits from excellent connectivity and a large plot!

MONROE

SELLERS OF THE FINEST HOMES

31 HIGH STREET

- Chain-free!
- Excellent school catchment location
- Large plot
- Garage
- Highly sought-after location
- Superb amenities close by
- 2 double bedrooms
- Great development opportunity
- Ample off-street parking



Are you looking for an excellent development opportunity that offers a large plot and scope to extend?

This detached bungalow accommodates an entrance hallway, a spacious reception room with dual aspect windows onto the south-facing garden, a fitted kitchen, a house bathroom, and two double bedrooms, one of which features an ensuite and dressing room.

Externally, this home boasts a large plot with gardens to three sides providing plenty of opportunity to extend, off-street parking, and a detached garage.

Viewings are available by appointment only, to arrange yours call Monroe!

ENVIRONS

Clifford is a picturesque West Yorkshire village within easy commuting distance to Wetherby, Leeds, York, and Harrogate. This location is also within walking distance of Boston Spa, granting easy access to a further range of excellent amenities such as local eateries, bars, takeaways, and food shops. For the commuter, the A1 (M) is very close giving immediate access to the A64, M62, and A1/M1 link road and there are also frequent public transport links available.

REASONS TO BUY

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- Garage
- Highly sought-after location
- Superb amenities close by
- 2 double bedrooms
- Great development opportunity
- Ample off-street parking

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

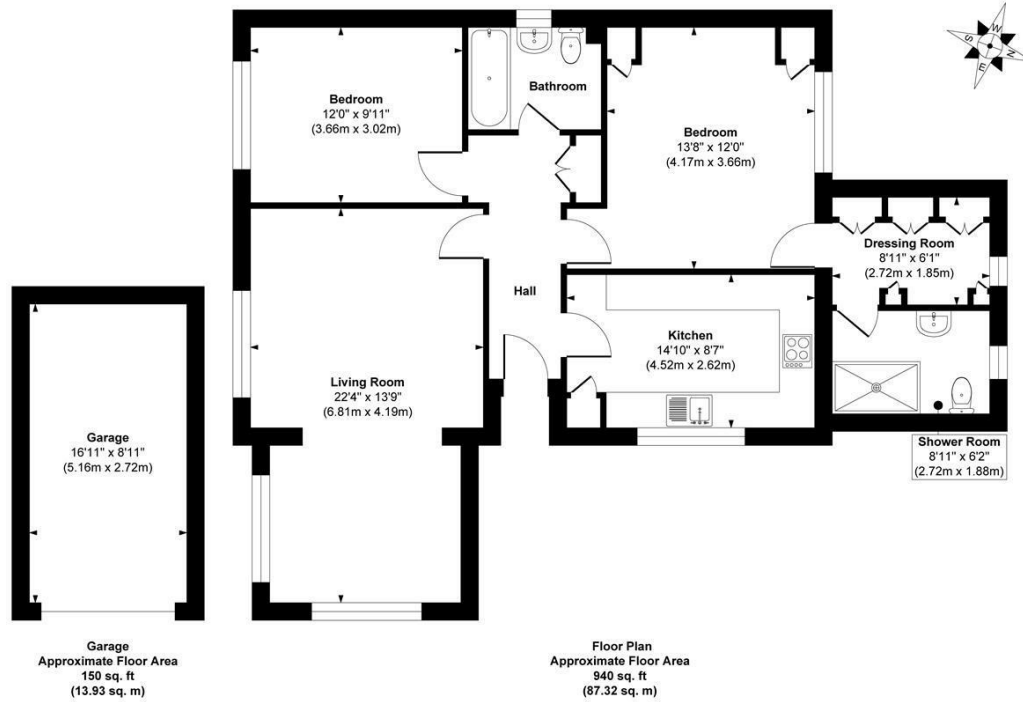
We are advised that the property is freehold, chain-free and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

31 HIGH STREET





Approx. Gross Internal Floor Area 1090 sq. ft / 101.25 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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