



7 ALBION STREET
WETHERBY, LS23 6HY

£365,000
FREEHOLD

Welcome to The Old Coach House in Clifford, a place where every visit inspires new beginnings and cherished memories.

MONROE

SELLERS OF THE FINEST HOMES

7 ALBION STREET

- Cottage • Village Setting • Lounge with Log Burner • Open Plan Kitchen Diner • French Doors To Courtyard • Well Presented Throughout • 934 Sqft • Underfloor Heating • Walk In Shower & Bath Tub • Close To Boston Spa



Monroe welcomes you to this charming three-bedroom cottage filled with character and warmth. Nestled in the picturesque village of Clifford, this delightful home boasts elegant interiors and a cosy atmosphere, making it perfect for an immediate move-in. Enjoy the tranquil surroundings and the unique charm that this sought-after location has to offer.

This charming home welcomes you with a generously sized lounge, elegantly adorned with a cosy log burner fireplace that serves as a stunning focal point, complemented by an abundance of natural light streaming through the windows. The bespoke fitted kitchen is a chef's dream, complete with a functional kitchen island that offers both workspace and casual dining options. Bi-fold doors invite you out to the enchanting courtyard, perfect for outdoor gatherings. Additionally, a convenient downstairs WC adds to the home's practicality.

Nestled upstairs, this charming cottage exudes a unique character and warmth. It boasts three inviting bedrooms, each with its own distinct style, perfect for restful nights. The bathroom is a lovely retreat, featuring a separate, elegant bathtub for a soothing soak, as well as a spacious walk-in shower, ideal for refreshing starts to your day.

At the rear of the property, you'll find a charming courtyard, a perfect oasis for summer gatherings and

entertaining friends and family. This serene outdoor space invites you to relax and enjoy warm evenings under the stars.

To arrange your viewing of this fantastic cottage in Clifford, 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 by giving immediate access to the A64, M62 and A1/M1 link road and there are also frequent public transport links available.

REASONS TO BUY

- Cottage
- Beautifully Presented
- Three Bedrooms
- Courtyard
- Highly Sought-After Village Location
- Superb Amenities Close By

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

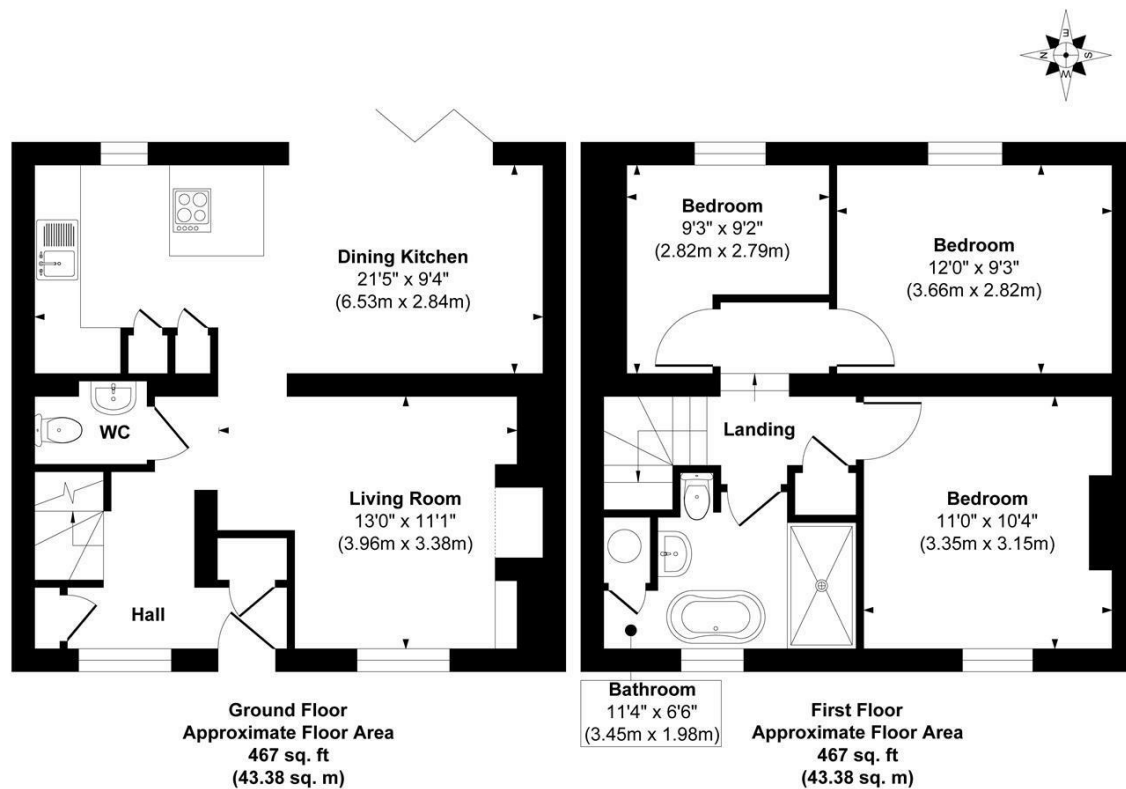
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

7 ALBION STREET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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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