





46 HIGH STREET WETHERBY, LS23 6HR

£285,000 FREEHOLD

Would you love a charming cottage that offers stunning walks right at your doorstep?

MONROE

SELLERS OF THE FINEST HOMES

46 HIGH STREET

Cottage • Full Of Character • Clifford Village
 Setting • Two Bedrooms • Converted
 Cellar • Courtyard • 847Sqft • Country Side
 Walks • Close to Wetherby • Excellent Schools
 Locally





Monroe is delighted to welcome you to 46 High Street, Clifford, a charming cottage with a courtyard. It is in a picturesque village with lovely countryside walks.

To arrange your viewing of this beautiful cottage in Clifford, call Monroe.

Nestled in the picturesque village of Clifford, this charming three-bedroom cottage offers a perfect blend of cosy comfort and contemporary living. Ideal for families, first-time buyers, or anyone looking for a peaceful retreat, this home features spacious rooms.

Upstairs two generously sized bedrooms with plenty of natural light and a modern family bathroom, perfect for day-to-day living.

On the lower ground, the cellar has been thoughtfully converted to provide an additional bedroom, snug or office.

Outside offers a beautiful, paved courtyard ideal for entertaining.

This charming cottage offers flexible living spaces and is ready to welcome its new owners. Don't miss the opportunity to make this lovely home yours!

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
- Two Bedrooms
- Converted Cellar
- 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

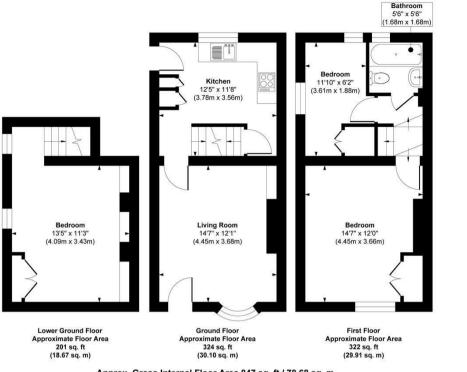
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

46 HIGH STREET





A1(M)

Boston Spa

A659

Bar Ln

Clifford

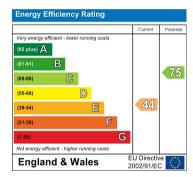
Clifford

Rd

Bramham

Toulston Ln

Map data ©2025



Approx. Gross Internal Floor Area 847 sq. ft / 78.68 sq. m Illustration for identification purposes only, measurements are approximate, not to scale. Copyright © Zerithi 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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