



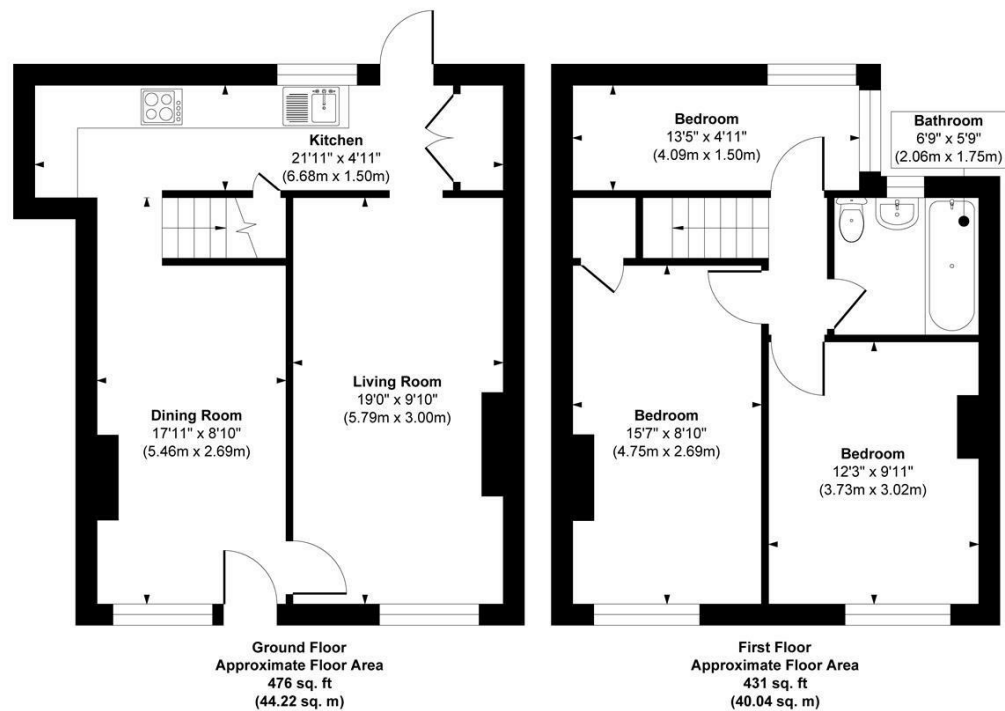
## 12 HIGH STREET WETHERBY, LS23 6JF

£1,400 PCM

Monroe is delighted to offer this charming three-bedroom cottage located on High Street in the heart of Clifford village. Full of character, the property features a modern fitted kitchen opening out to a lovely rear courtyard garden with countryside views, a cosy lounge and dining room—both with original fireplaces—and a contemporary bathroom with a bath and overhead shower. Clifford is a highly sought-after village just a short walk from Boston Spa, offering independent cafes, eateries, salons, and excellent schools

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**Approx. Gross Internal Floor Area 907 sq. ft / 84.26 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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