



## Willow Lane, Clifford, Boston Spa, LS23 6JN

- 4 BEDROOMS AND STUDY
- GARDEN
- EPC BAND - C
- SEPERATE GARAGE
- OFF STREET PARKING
- FRESHLY DECORATED
- COUNCIL TAX BAND C

**£1,300 Per Month**



# Willow Lane, Clifford, Boston Spa, LS23 6JN

## DESCRIPTION

### ENTRANCE

### KITCHEN

25'3"x 15'3"

Fitted with a range of wall and base units. Work surfaces. Under lighting Stainless steel sink unit with mixer tap. Integrated dishwasher. Electric oven and gas hob. External door to the rear.

### OPEN PLAN LIVING

Hard wood flooring. Window to the rear aspect. Radiator.

### FIRST FLOOR LANDING

### BEDROOM ONE

14'2" x 8'11"

Fitted wardrobes with mirror sliding doors. Window to the front aspect. Radiator

### BEDROOM TWO

10'9" x 9'1"

Window to the rear aspect. Hard wood flooring. Radiator.

### BEDROOM THREE

9'6" x 7'8"

Window to the rear aspect. Hard wood flooring. Radiator

### SECOND FLOOR LANDING

Doors to the bedrooms and shower room. Velux to the front.

### BEDROOM FOUR

18'9" x 9'3"

Hard wood flooring. Window to the rear aspect. Radiator. Under eaves storage. Velux to front.

### BEDROOM FIVE

10'2" x 7'6"

Window to the rear aspect. Hard wood flooring. Radiator

### BATHROOM

Corner shower cubicle. Low level WC. Pedestal hand wash basin, free standing bath, Heated towel rail. Tiled floors.

### REAR GARDEN

Blocked paved patio and lawned area. Fence boundaries.

### TO THE FRONT

Blocked paved driveway to provide off street parking or multiple cars. Cold water supply.



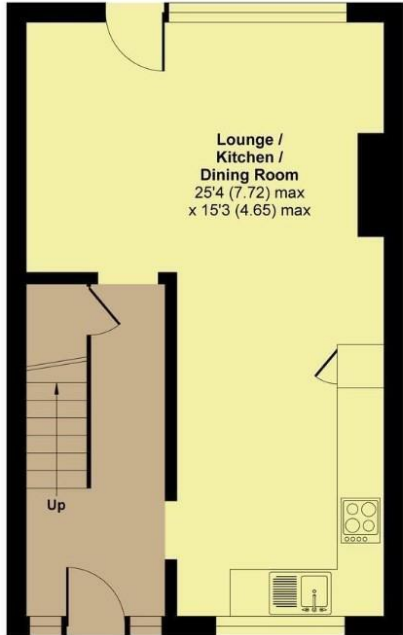




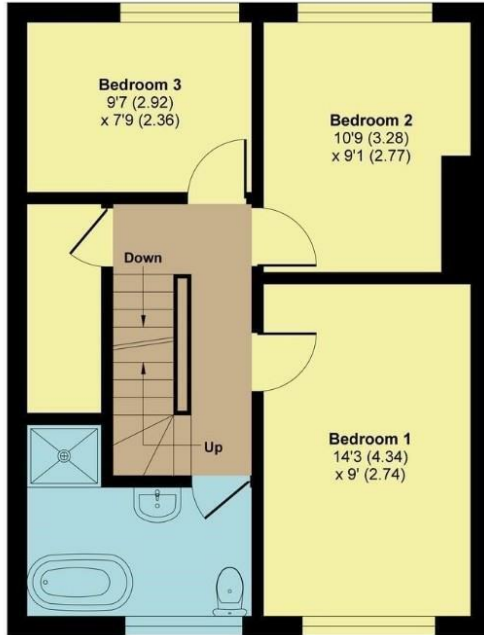
# Willow Lane, Clifford, Wetherby, LS23

Approximate Area = 1165 sq ft / 108.2 sq m  
Limited Use Area(s) = 53 sq ft / 4.9 sq m  
For identification only - Not to scale

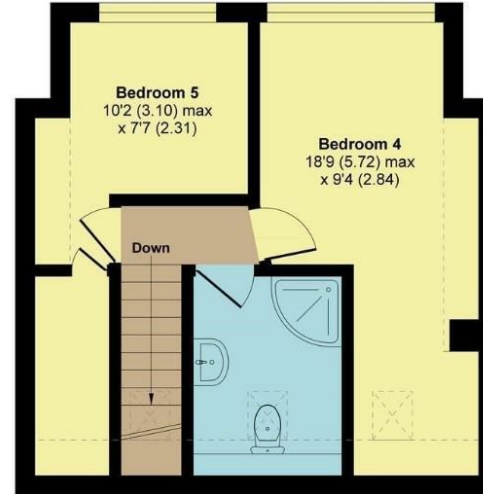
Denotes restricted head height



**GROUND FLOOR**  
APPROX FLOOR  
AREA 35.9 SQ M  
(386 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 44.5 SQ M  
(479 SQ FT)



**SECOND FLOOR**  
APPROX FLOOR  
AREA 32.8 SQ M  
(353 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Hunters Property Group. REF: 617780

## Viewings

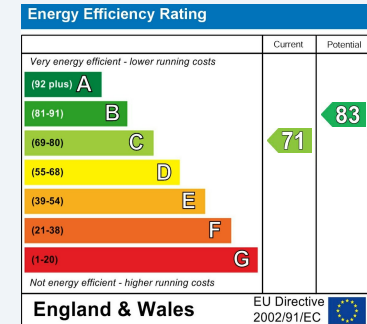
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



5a Market Place Wetherby,  
Tel: 01937 588 288 Email: [wetherby@hunters.com](mailto:wetherby@hunters.com) <https://www.hunters.com>

