Nunnery Way, Clifford, LS23 6SL

- RECENTLY REDECORATED TWO BEDROOM TOWN HOUSE
- CONTEMPORARY & MODERN KITCHEN
- GARAGE
- POPULAR LOCATION OF CLIFFORD
- TWO DOUBLE BEDROOMS BOTH WITH EN-SUITES
- EPC RATING D / COUNCIL TAX BAND D

HUNTERS®
HERE TO GET *you* THERE

Asking Price £275,000

Nunnery Way, Clifford, LS23 6SL

DESCRIPTION

Hunters Wetherby are proud to present this unique, recently redecorated two bedroom end town house in the sought after location of Clifford. Upon entering the property, you are welcomed by a well presented hallway leading to the downstairs w/c, kitchen and lounge.

The kitchen is a modern and practical space fitted with a range of contemporary wall and base units featuring integral appliances including electric hob, oven, and dishwasher. There is space for a fridge freezer and washing machine. The ample counter space allows for plenty of room for an avid cook.

The lounge is a spacious room with two windows overlooking the charming, well manicured gardens, allowing natural light to fill the room. It also has access to an understairs storage room.

To the first floor of the property are two well sized bedrooms both of which benefit from en-suites.

Bedroom one is a good sized double room with two windows overlooking open countryside allowing natural light to fill the room. It has modern fitted wardrobes and an en-suite with bath, wash hand basin unit and WC.

Bedroom two is another good sized double room with a window overlooking the front of the property. The en-suite comprises a shower cubicle, wash hand basin unit and WC.

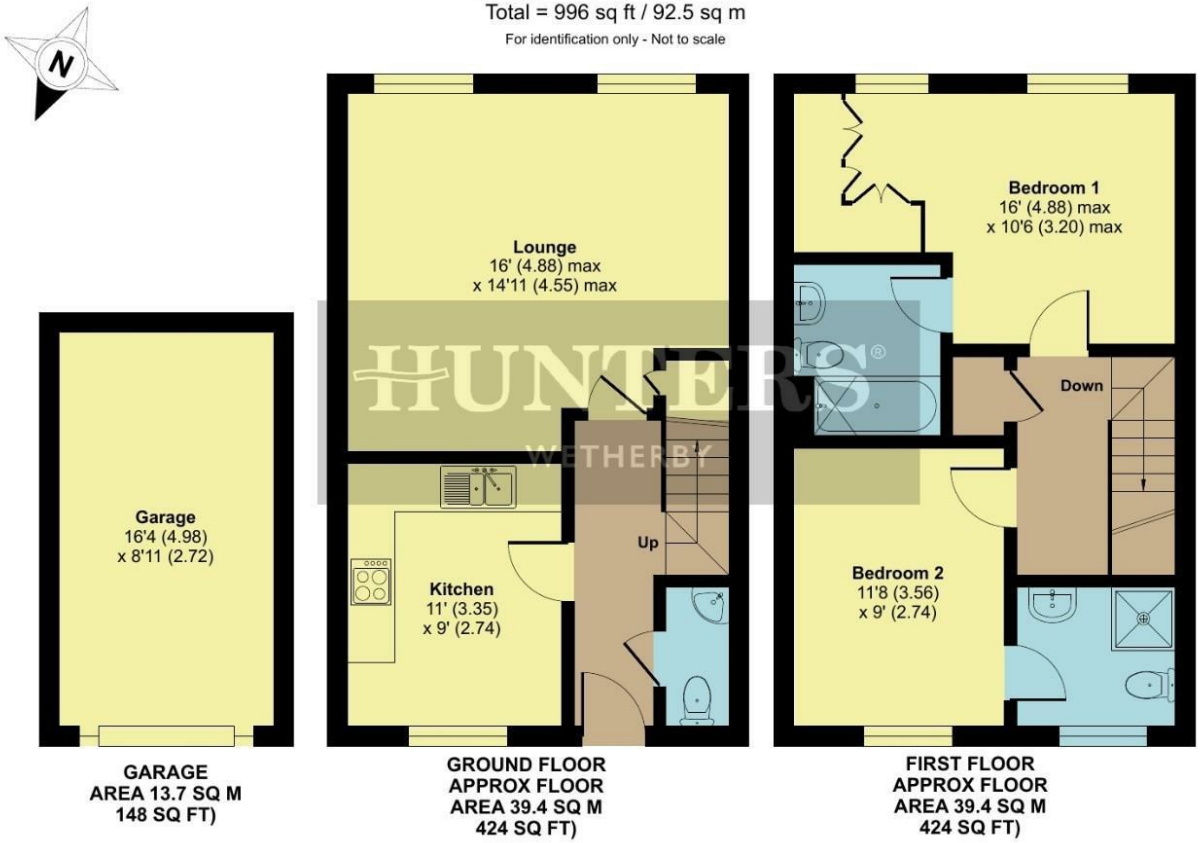
Externally, the property benefits from a garage and off street parking.

To the rear of the property are the well presented communal gardens which provide a lawned area overlooking the stunning scenery of the countryside.

The property is situated in the heart of the charming conservation village of Clifford. Clifford is located close to the villages of Boston Spa and Bramham which offer a good range of local amenities. The village is conveniently located within a few minutes' drive of the A1 making it ideal for the commuter. The market town of Wetherby is also a short drive away.

Nunnery Way, Wetherby, LS23

Approximate Area = 848 sq ft / 78.8 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 996 sq ft / 92.5 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Viewings

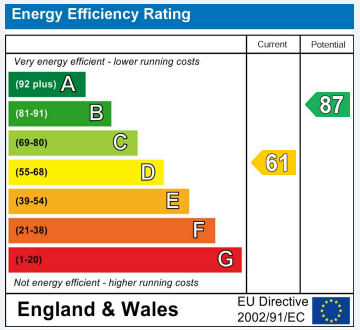
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman
5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com https://www.hunters.com

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