



Albion Street, Clifford, Wetherby, LS23 6HY

- TWO BEDROOM UNIQUE STONE BUILT MID TERRACE COTTAGE
- BEAUTIFUL LARGE GARDEN & SEPERATE COURTYARD
- OFF STREET PRIVATE PARKING FOR TWO CARS
- SEPERATE ONE BED ANNEXE PERFECT FOR MULTIPLE USES
- SITUATED IN THE HISTORIC VILLAGE OF CLIFFORD
- EPC RATING - C / COUNCIL TAX BAND D

Price Guide £400,000



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DESCRIPTION

OFFERING THE MOST UNIQUE PROPOSITION IS THIS TWO BEDROOM COTTAGE WITH LARGE REAR GARDEN, SEPERATE ANNEXE AND OFF STREET PARKING THIS HAS TO BE VIEWED TO BE APPRECIATED!!!

Hunters Wetherby are pleased to present to the market this two bedroom stone built mid terrace house along with a one bedroom annexe which is a rare find!

As you step inside, you are welcomed by a nice lounge adorned with elegant sash windows that allow natural light to flood the room. The Adams style fireplace serves as a lovely focal point, showcasing the unique character that this home has to offer.

The kitchen diner features a range of stylish wall and base units comes with integral four-ring gas hob and an electric oven, ensuring that cooking is both efficient and enjoyable. There is also sufficient space for a washing machine, fridge, and freezer. Although the 'Well stood' stove is currently not in working order, it adds a unique character to the home and is beautiful addition to the room. The stable door leads out to the rear of the property.

The first floor boasts two bedrooms, including a generous double bedroom complete with fitted wardrobes and a classic sash window, providing a lovely view of the surrounding area. The second bedroom is a good single or office space.

The house bathroom completes the first floor consisting of fully tiled walls, walk in shower, low level w/c, heated towel rail and floating vanity unit.

To the rear, you will find a small courtyard and gravelled area, perfect for enjoying the outdoors or hosting summer gatherings. While the gravelled section owned by the property, it is important to note that there is a right of access to the other terraced houses.

One of the standout features of this property is the lovely spacious garden, which is set back from the street, providing a sense of privacy and tranquility. The garden is mainly laid to lawn, making it perfect for children to play or for hosting summer barbecues. The presence of trees, hedges and shrubs add a touch of greenery and enhances the overall appeal of the outdoor space.

The Annexe;

An exceptional feature of this property is the annexe, which presents a unique opportunity for additional living space. This one-bedroom annex includes a kitchen and living area on the ground floor, with a comfortable bedroom upstairs, complete with an en-suite bathroom featuring a shower, toilet, and wash hand basin. This versatile space could serve as a guest suite, home office.

Patio doors from the kitchen living area open onto a lovely courtyard. This outdoor space, currently paved and adorned with flower borders, presents an ideal setting for AL fresco dining or simply enjoying a quiet moment in the fresh air.

*** AGENTS NOTE - THE RANGE STOVE IS NOT CURRENTLY IN WORKING ORDER AND IS PLACED FOR DECORATIVE PURPOSES ONLY***

*** THE VENDOR OWNS THE LAND TO THE REAR AND ALLOWS ACCESS TO THE THREE OTHER COTTAGES BUT NUMBER 28 HAS TWO CAR PARKING SPACES****





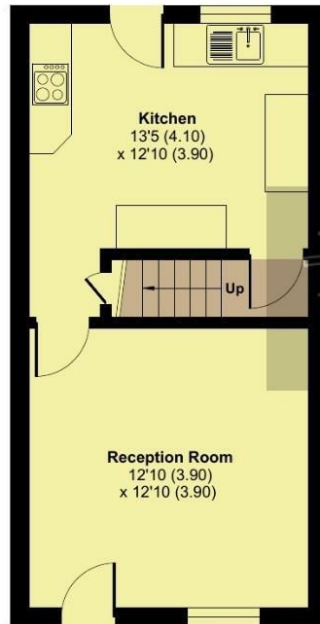
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Approximate Area = 684 sq ft / 63.5 sq m

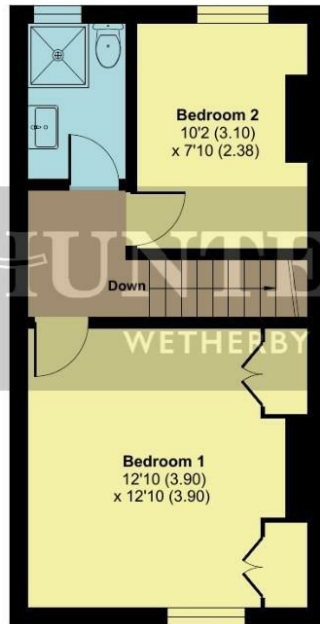
Annexe = 425 sq ft / 39.4 sq m

Total = 1109 sq ft / 102.9 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 31.7 SQ M
(342 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 31.7 SQ M
(342 SQ FT)



ANNEXE FIRST FLOOR
APPROX FLOOR
AREA 16 SQ M
(173 SQ FT)



ANNEXE GROUND FLOOR
APPROX FLOOR
AREA 23.4 SQ M
(252 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1276646

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C	73	
(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	

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.



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