



Lairum Rise, Clifford, Wetherby, LS23 6HG

- FOUR BEDROOM DETACHED HOUSE
- LARGE UTILITY ROOM
- MODERN KITCHEN
- TWO RECEPTION ROOMS
- CUL-DE-SAC
- COUNCIL TAX BAND F / EPC RATING C

Offers Over £500,000



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DESCRIPTION

Hunters Wetherby are proud to present to the market this four bedroom detached house in the sought after location of Clifford! If you are looking for a home to put your own stamp on then this is the one for you!

On entering the property you are first greeted by the spacious hallway which houses the downstairs w/c.

The lounge through diner is bathed in natural light thanks to a beautiful bay window at the front and an additional side window. This inviting area is ideal for both entertaining guests and enjoying quiet family evenings. From here, patio doors lead you into a lovely conservatory, an excellent addition that provides a tranquil space to unwind with patio doors opening onto the rear garden.

The contemporary kitchen boasts a stylish array of grey wall and base units. The kitchen overlooks the rear garden allowing a pleasant view while you prepare meals. The kitchen is equipped with an integral fridge freezer and there is ample space for a free-standing cooker.

The spacious utility room is a huge benefit to the property which provides ample space for a washing machine and additional wall and base units. An external door leads into the garden making this a good boot room when coming back from muddy walks.

A second reception room boasts a dual aspect, enhanced by a lovely bay window and an additional side window. This room presents a multitude of possibilities; it can serve as a playroom for children, a formal dining room for entertaining guests, or a cosy lounge for relaxation.

To the first floor are four bedrooms and house bathroom. Three bedrooms are good doubles and benefit from built in storage/ wardrobe space whilst the fourth bedroom is a single or good office.

The house bathroom completes the first floor consisting of fully tiled walls, bath and separate shower, low level w/c and wash hand basin. The recessed shelving really is a focal point of this bathroom with lighting.

Externally, to the front of the property is a driveway leading to a single garage, providing off street parking. A pathway adorned with flower borders leads you to the front door.

The rear garden occupies a desirable corner plot. This garden is predominantly laid to lawn, offering a serene space for relaxation and outdoor activities. The flower and tree borders add a touch of vibrancy to the garden.





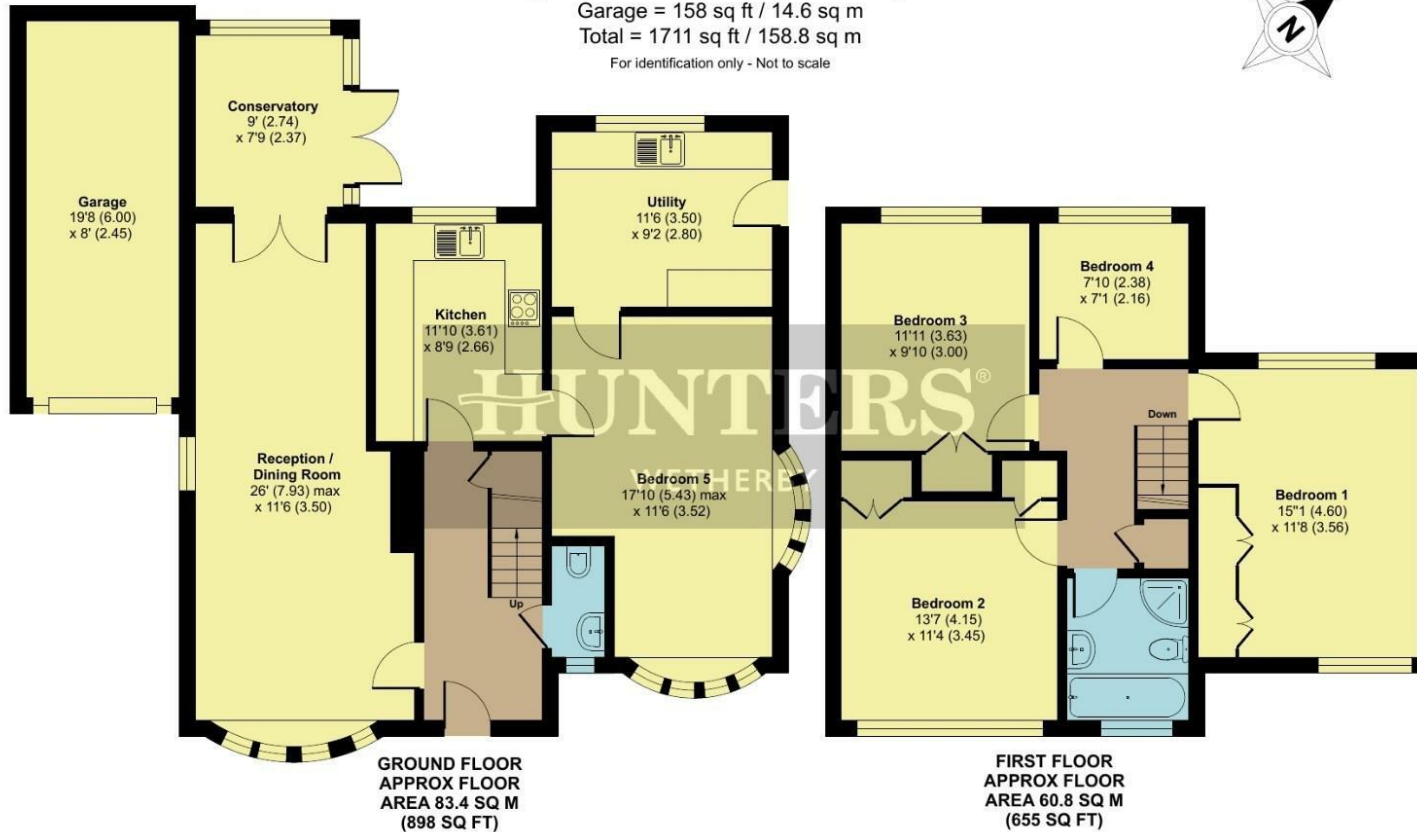
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Approximate Area = 1553 sq ft / 144.2 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1711 sq ft / 158.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Hunters Property Group. REF: 1333871

Viewings

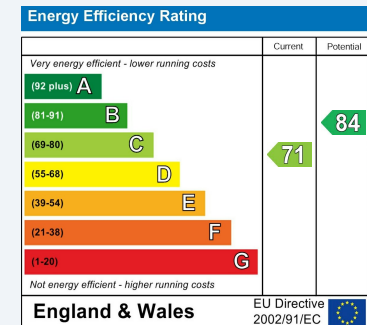
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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