



## Lea Croft, Clifford, Wetherby

- FOUR BEDROOM DETACHED STONE BUILT HOUSE
- STUNNING VIEWS
- SEPERATE ANNEXE WHICH PROVIDES VERSATILE LIVING
- FOUR WELL SIZED BEDROOMS
- EPC RATING D / COUNCIL TAX BAND G

**Offers Over £795,000**

**Council Tax: G**



# Lea Croft, Clifford, Wetherby

## DESCRIPTION

Hunters Wetherby are delighted to present to the market this one in a million, four bedroom detached stone built house which has the added benefit of a self contained annex in the tranquil village of Clifford. This home has been in the family for many years and as soon as you walk in you can sense this. Whilst it would benefit from some updating the potential on offer is simply amazing.

The ground floor accommodation comprises in brief: hallway, lounge, dining room, kitchen and W/C.

The well proportioned lounge is a bright open space with windows to the front of the property and sliding patio doors to the rear. The stone fire place with electric fire provides a focal point to the room.

The well equipped kitchen is fitted with a range of wall and base units, stainless steel sink unit with mixer tap. Integrated appliances include a "Neff" double electric oven, electric hob, dishwasher and space for a freestanding fridge/freezer.

For those that like a separate dining room this home offers this space or for those who prefer the open plan living/dining space subject to approval you could change this space and adapt it to suit your needs.

To the first floor of the property are 4 well sized bedrooms, three of which feature a built in wardrobe and house bathroom.

The house bathroom features a shower over panelled bath, low level W/C and sink basin.

The unique selling point of this property is the self contained annex which is above the double garage and has private access to the rear.

This space is truly the jewel of the property containing a hall with staircase, with a large window on the spiral staircase allowing the most beautiful welcome.

The self contained annex features a bedroom, reception room, kitchen and bathroom making this the perfect versatile space.

Finishing the property is the double garage and rear garden that has been landscaped to a beautiful standard, the garden also provides the most stunning views over the rear field. To the front of the property is a blocked paved driveway, part lawn and mature shrubs and beds.

This home certainly has the WOW factor and is ready to welcome its new owners.

Clifford is a highly favoured village with many characterful and picturesque homes adding to the overall appeal. The nearby larger villages of Boston Spa and Bramham provide a good range of amenities including primary/secondary schools, shops which cater for most daily needs, churches, public houses and restaurants. The nearby market town of Wetherby is within a few minutes driving distance and provides a wider range of amenities and leisure facilities. An excellent road network including the A1 and M1 gives access to the region's motorway network and Harrogate, Leeds and York are all accessible for daily travel by the business commuter.

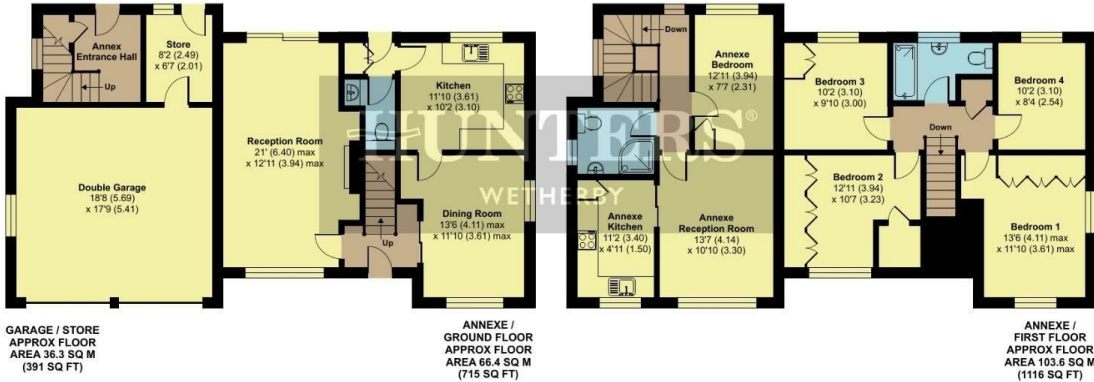




Lea Croft, Clifford, Wetherby, LS23

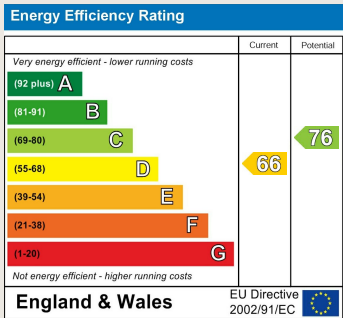


Approximate Area = 1276 sq ft / 118.5 sq m  
Garage / Store = 391 sq ft / 36.3 sq m  
Annexe = 555 sq ft / 51.6 sq m  
Total = 2222 sq ft / 206.4 sq m  
For identification only - Not to scale



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.

01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com

