

**HOUSE BATHROOM**

Beautifully appointed and comprising white low flush w.c, vanity wash basin with double shaver socket, free standing bath with mixer tap and detachable shower handpiece, attractive floor tiles, tiled skirting boards, chrome heated towel rail, Velux window.



**TO THE OUTSIDE**

Block paved driveway to the front provides comfortable off street parking.



**GARDENS**

A cottage style garden to the front boasts a diverse variety of flowers, plants, shrubs and bushes affording a beautiful outlook with stone wall and mature hedging to front providing additional privacy. Block paving extends down the side with wooden gate serving access to south facing rear garden. A generous stone flagged patio area creating the ideal space for outdoor entertaining or "Al Fresco" dining with direct access out of the dining kitchen. Level

lawn with deep well stocked flower borders boasting a variety of herbaceous species, period stone wall with established hedging. A second stone flagged area provides further seating area, outside lighting, water tap.



Brick outbuilding with light and power laid on, new roof, windows to front and side.

**COUNCIL TAX** Band E (from internet enquiry).

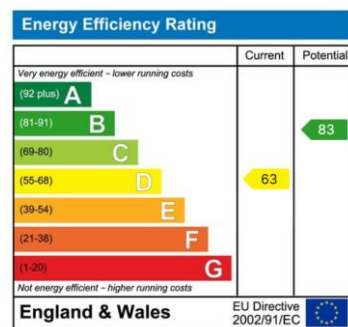
**GENERAL**

Room measurements in these particulars are only approximations and are taken to the widest point. None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries. Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731



**Clifford ~ Pine Lodge, 4 High Street, LS23 6JF**

A superbly presented three double bedroom period home recently extended and benefitting from a full program of modernisation by the current owners, now boasting exceptionally stylish and tastefully decorated living accommodation. Enjoying beautifully maintained gardens with a south facing aspect and countryside views to rear.

- Three double bedroom period property
- Extended and fully modernised throughout
- Stunning open plan dining kitchen
- Separate formal lounge
- Boot room and downstairs w.c
- Living room and home office
- Impressive master bedroom with ensuite shower facility and dressing room
- Beautiful cottage style front garden and off street parking.

**£725,000** PRICE REGION FOR THE FREEHOLD

**2 Recep 3 Beds 2 Baths 1 En-suite**

**MISREPRESENTATION ACT**

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS  
 ESTATE AGENTS  
 VALUERS  
 01937 582731  
 sales@rentonandparr.co.uk  
 rentonandparr.co.uk

*Premium*

All-round excellence, all round Wetherby since 1950

## CLIFFORD

Clifford is an attractive West Yorkshire village with its own Churches, public houses and bus services as well as being within easy commuting distance to Wetherby, Leeds, York and Harrogate. The A1 is within 1 1/2 miles giving immediate access to the A64, M62 and A1/M1 link road. There are further excellent facilities in the market town of Wetherby and the village of Boston Spa.

## DIRECTIONS

From Wetherby proceeding south towards Boston Spa. On entering the village of Boston Spa take the first right turning into Clifford Moor Road towards Clifford. Once in Clifford continue along Willow Lane up to the T - junction onto the High Street, where the property sits directly opposite.

## THE PROPERTY

Having undergone an extensive program of refurbishment as well as a two-storey rear extension, this now spacious family home provides comfortable living accommodation benefitting from a replacement roof, high level of insulation, new timber frame double glazing, zonal under floor heating system (to the entire ground floor), gas fired central heating to first floor. The accommodation which is beautifully presented throughout yet retains many original features and period charm and in further detail given approximate room dimensions comprises :-



## GROUND FLOOR

### ENTRANCE HALL

Access gained via hardwood door to side, attractive oak floor covering that flows throughout the entire ground floor accommodation, return staircase to first floor.

### BOOT ROOM

7' 10" x 7' 6" (2.4m x 2.3m)

Fitted with floor to ceiling height storage to two sides providing a wealth of storage and housing pressurised water cylinder along with gas fired central heating boiler

and manifold system for zonal under floor heating. Space and plumbing for automatic washing machine and tumble dryer, double glazed wooden frame window to front elevation, window seat beneath.

### DOWNSTAIRS W.C

Stylish white suite comprising low flush w.c with a concealed system, floating wash hand basin, attractive wall lights.

### LOUNGE

14' 5" x 14' 1" (4.4m x 4.3m)

A beautifully presented room with exposed original ceiling timber and iron hanging hooks, double glazed wooden frame window to front with window seat beneath along with hardwood front door. A most elegant limestone fireplace, open fire with dog grate, recess shelving to side, T.V aerial, ceiling and wall lighting.



### LIVING ROOM

14' 1" x 10' 9" (4.3m x 3.3m)

With floor to ceiling storage to one side, comprising open shelving and cupboards beneath, double glazed wooden frame window to rear overlooking delightful rear garden, T.V aerial, ceiling spotlights, space flows through into :-



### KITCHEN/DINER

20' 8" x 10' 9" (6.3m x 3.3m)

Fitted with a bespoke kitchen comprising a range of wall and base units, cupboards and drawers, Quartz worktops, integrated appliances including Rangemaster double cooker with six ring gas hob, extractor hood above, full height fridge and separate freezer, butlers pantry with power sockets within and drawers beneath. Generous central island with matching worktop, inset stainless steel double sink unit instant boiling hot water tap, under counter dishwasher, generous overhang creating breakfast bar with additional storage beneath. Impressive aluminium three part sliding doors leading out to rear garden. Ample space for dining table and chairs to side.



### HOME OFFICE

16' 4" x 6' 2" (5m x 1.9m)

With a pair of wooden frame glazed doors to front elevation, built in storage to one side, LED ceiling spotlights.

## FIRST FLOOR

### LANDING

With built in storage cupboard as well as practical niche storage.

### MASTER BEDROOM

22' 3" x 14' 5" (6.8m x 4.4m) (including ensuite and dressing room)



Tastefully decorated master bedroom, with partially vaulted ceiling, wooden frame windows to both front and rear elevation, cast iron radiator beneath, pair of arched doorways that serve access to :-

### DRESSING ROOM

7' 2" x 6' 6" (2.2m x 2m)

With fitted hanging space and shelves to two sides, double glazed window to rear, revealing delightful outlook over adjoining countryside.

### LUXURY ENSUITE

Stylish suite comprising white low flush w.c, "his and hers" bowl wash basin set upon Quartz worktop with cupboard and drawers beneath, large corner shower cubicle with attractive wall tiles and wall mounted shower fittings, double glazed window to front elevation, heated towel rail to side, double shaver socket.



### BEDROOM TWO

12' 1" x 11' 1" (3.7m x 3.4m)

With double glazed timber frame window to front elevation, cast iron radiator beneath, loft access hatch, T.V aerial, telephone point.



### BEDROOM THREE

10' 9" x 9' 10" (3.3m x 3m)

With double glazed timber frame to rear, cast iron radiator beneath, partially vaulted ceiling.