



**TENURE**  
Freehold.

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

**SERVICES**  
We understand mains water, electricity, gas central heating and drainage are connected.

**GENERAL**  
Room measurements in these particulars are only approximations and are taken to the widest point.



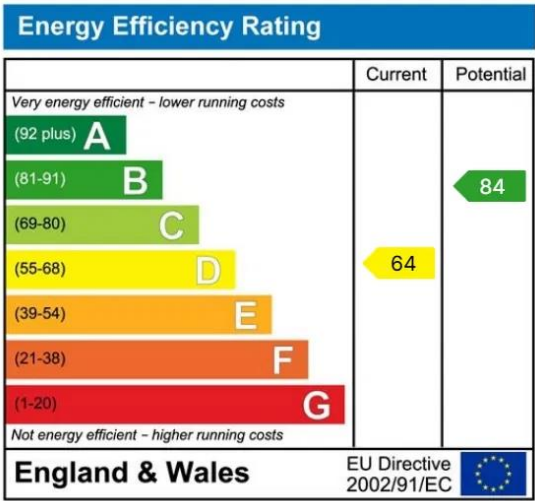
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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

Details prepared March 2025



**MISREPRESENTATION ACT**

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- 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.
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**Clifford ~ Tynedale House, 7 High Street, LS23 6JF**

A beautifully presented four-bedroom period cottage nestled in the heart of this popular and historic village. "Tynedale House" reveals exceptionally well balanced and spacious accommodation that needs to be viewed to be fully appreciated.

- Charming period cottage
- Four bedrooms and a most generous house bathroom
- Stunning kitchen with dining area
- Two spacious receptions rooms
- Characterful features throughout
- Just under 1,600 sq ft of beautifully decorated living space
- Enclosed private rear garden with generous patio
- Off street parking, accessed off Albion Street
- Popular village, located just over 1 mile from Boston Spa

**£550,000 PRICE REGION**

2 4 1



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Property Description

This charming four-bedroom period cottage, located in the historic village of Clifford, skilfully blends character with modern living. Offering just under 1,600 sq ft of tastefully decorated space, the property is fitted with double glazed windows, gas fired central heating and in further detail comprises:-

To the ground floor, upon entering you are greeted by a genuinely spacious and welcoming entrance hallway featuring an exposed hardwood floor, a cast iron radiator and an attractive staircase leading to the first floor. The hallway also provides useful under stairs storage, as well as a guest WC. The hardwood flooring flows seamlessly into the spacious living room, which boasts high ceilings with exposed timbers and an elegant fireplace with an open fire. One large window at the front of the room allow for ample natural light, with a radiator beneath each window.

The heart of the home is a stunning open plan dining kitchen. The spacious kitchen features oak block work surfaces, hand painted shaker-style units and drawers beneath, as well as an inset Belfast sink. Integrated appliances include dishwasher a range cooker with a gas hob and extractor hood. Attractive natural stone floor tiles flow into the dining area, which comfortably accommodates a dining table and chairs. Double glazed patio doors lead out to the enclosed rear garden, offering a perfect space for outdoor dining or relaxation.

Adjacent to the dining area is a further reception room, currently used as a family room. This room is fitted with bespoke furniture to one side, housing the washing machine, tumble dryer and fridge freezer, along with a seat having trunk storage beneath and a cupboard above. The room also features wood effect laminate flooring and double-glazed patio doors leading to the rear garden.

To the first floor, the landing area provides access to a partially boarded loft space via a hatch and drop-down ladder. The principal bedroom is of generous proportions, with a large window to the front elevation and a radiator beneath. There are two further genuine double bedrooms, both with rear facing windows and all served by a spacious, beautifully presented house bathroom. The bathroom includes a large bath with tiled surround, pedestal wash basin, low flush WC and a large corner walk-in shower cubicle. The oak floor and part-tiled walls add a stylish touch. A fourth bedroom, currently used as a home office with front facing window and useful open-shelved storage.

To the outside, although on street parking is available the property enjoys off-street parking to the rear, with access gained via Albion Street. Timber gates open into a skilfully landscaped garden comprising stone-flagged patio area and a lawned garden with well-stocked borders. A garden shed and an outside water tap.

