



TENURE
Freehold.

COUNCIL TAX
Band D (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.

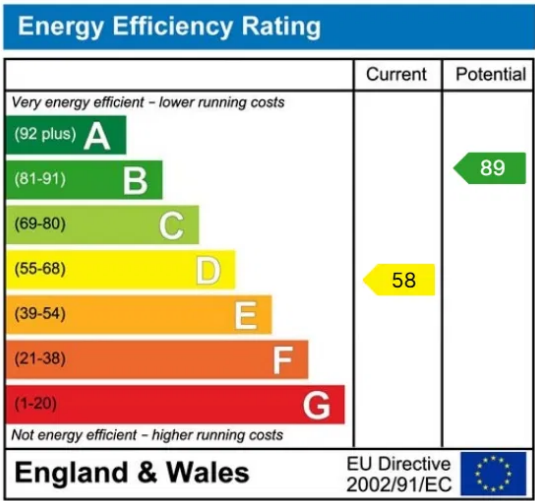
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 May 2025



Clifford ~ Croft Cottage, Albion Street, LS23 6HY

A stunning 2 bedroom period cottage, beautifully presented and modernised with south facing courtyard garden to rear and garage. No upward chain.

- Excellent refitted dining kitchen on the ground floor
- First floor lounge
- 2 double bedrooms
- Refitted shower room
- Gas central heating
- Furniture available by negotiation
- Early viewing highly recommended

£250,000 PRICE REGION



MISREPRESENTATION ACT

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Property Description

Situated in the heart of a charming village, this beautifully presented Grade II listed terraced cottage is a true gem. Thoughtfully modernised while retaining a wealth of character, the home offers a rare blend of period charm and contemporary comfort.

From the moment you step inside, the care and attention to detail are clear. The ground floor opens into a welcoming dining kitchen, fitted with sleek Howden wall and base units and a full range of integrated appliances, including a fridge, freezer, double oven, hob, extractor hood, and washer/dryer. Solid wooden worktops bring warmth and texture, while a stylish modern radiator and feature fireplace add personality to the space. A handy store cupboard offers practicality, and a newly fitted rear door leads out to the courtyard, making this an ideal space for both everyday living and entertaining.

Upstairs, the landing leads to a delightful living room where an exposed timber floor, Ventrolla fitted secondary glazed sash window, and an elegant cast iron fireplace come together to create a cosy and inviting space. Bedroom two, also on this level, features another Ventrolla sash window with secondary glazing, a loft hatch, and a peaceful outlook. The refitted shower room is both smart and stylish, complete with a modern shower cubicle, WC, vanity wash basin, heated towel rail, and Karndean flooring underfoot.

Outside, the charm continues with a pretty, paved courtyard garden to the rear. Facing south-west and enclosed by a low fence and gate, it's a suntrap perfect for a morning coffee or evening glass of wine. The property also benefits from a rare and valuable addition in the form of a private garage, offering secure parking or useful extra storage.

In all, this is a truly special home—immaculately presented, rich in character, and perfectly located within a village setting.

Please note that the vendors have carried out improvements to the property since the original EPC which will have had a positive impact on the EPC rating.

