





CLIFFORD MOOR ROAD

WETHERBY, LS23 6PG

£380,000

FREEHOLD

A beautifully positioned three-bedroom detached bungalow with a spacious dining kitchen, cosy lounge with log burner, principal bedroom with en-suite and a private garden, all in the sought-after Boston Spa.

MONROE

SELLERS OF THE FINEST HOMES

CLIFFORD MOOR ROAD

• Three well-proportioned bedrooms – Plenty of space for family, guests, or a home office. • Spacious living room – A generous reception space ideal for relaxing and entertaining. • Cosy log burner – A charming focal point that adds warmth and character to the living room. • Separate dining kitchen – A practical space with room for cooking, dining and everyday family life. • Family bathroom – Well-equipped with both a bath and separate shower. • Primary bedroom with a generous modern en suite with a bath. • Flexible accommodation – The layout offers plenty of scope to adapt the rooms to suit your lifestyle. • Ground-floor living – All of the main accommodation is arranged on one level, offering excellent convenience. • Excellent bedroom flexibility The third bedroom could easily double as a study, nursery, dressing room or hobby space. • Ideal family home – Three bedrooms and generous communal spaces make this a particularly practical choice for families.





This attractive three-bedroom property offers a spacious living room providing double doors out onto a private patio area. The principal bedroom benefiting from its own en-suite, providing added comfort, privacy and convenience with two further bedrooms.

The spacious living room provides a welcoming place to relax and entertain, with a log burner creating a cosy focal point and adding warmth and character to the room. The patio doors lead from the living room out into the private patio and garden area, The separate dining kitchen offers a practical and sociable space for cooking and dining, with plenty of room for everyday family life.

The property also benefits from a family bathroom and an additional WC, providing useful facilities for both residents and guests. Overall, the home combines generous living accommodation, three bedrooms, an en-suite principal bedroom and a charming log burner to create a comfortable and practical property with plenty to offer.

There is a single story detached garage that has been split to make a separate storage space to the rear. To the front of the property there is amble parking space and could accommodate a Motorhome.
This property is ideal for the first time buyer or someone wanting to downsize.

Overall, this attractive home combines well-sized living accommodation with a practical layout, three bedrooms and a welcoming log-burning fireplace, making it a comfortable and versatile property with plenty to offer.

• Three well-proportioned bedrooms – Plenty of space for family, guests, or a home office.
• Spacious living room – A generous reception space ideal for relaxing and entertaining.
• Cosy log burner – A charming focal point that adds warmth and character to the living room.
• Separate dining kitchen – A practical space with room for cooking, dining and everyday family life.
• Family bathroom – Well-equipped with both a bath and separate shower.
• Additional WC – Convenient for busy households and visiting guests.
• Flexible accommodation – The layout offers plenty of scope to adapt the rooms to suit your lifestyle.
• Ground-floor living – All of the main accommodation is arranged on one level, offering excellent convenience.
• Excellent bedroom flexibility – The third bedroom could easily double as a study, nursery, dressing room or hobby space.

Environs

The property is situated on Clifford Moor Road in Boston Spa, within the sought-after Wetherby area of West Yorkshire. The location combines the appeal of a

well-established village community with excellent access to the surrounding countryside and major West Yorkshire centres.

Boston Spa provides a range of everyday amenities, including local shops, convenience stores, cafés, restaurants and community facilities, while the nearby town of Wetherby offers a broader selection of shopping, leisure and professional services.

For families, the area is particularly well placed for education, with Boston Spa Academy located on Clifford Moor Road, alongside a number of primary schools within the surrounding area.

The surrounding countryside provides plenty of opportunities for walking, cycling and outdoor recreation, with attractive rural landscapes surrounding Boston Spa, Clifford and Bramham. Bramham Park is also within the wider local area and provides an attractive destination for leisure and outdoor pursuits.

Transport connections are convenient, with bus stops located within a short distance of the property, providing links through Boston Spa and the surrounding area.

The property also benefits from its position between Leeds, York and Harrogate, making it an appealing base for commuters while retaining the quieter character of village living.

Services
We are advised that the property has Mains Water and Gas

LOCAL AUTHORITY
Leeds

TENURE
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS
Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.

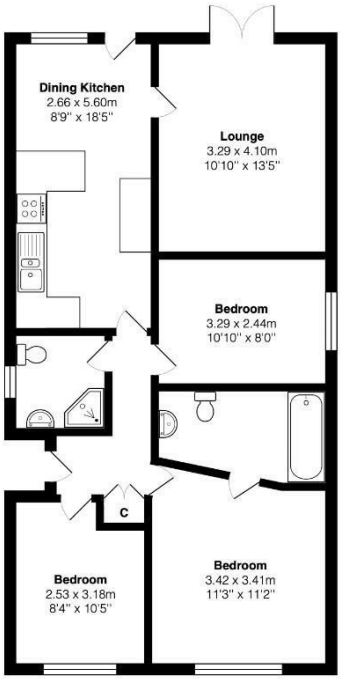
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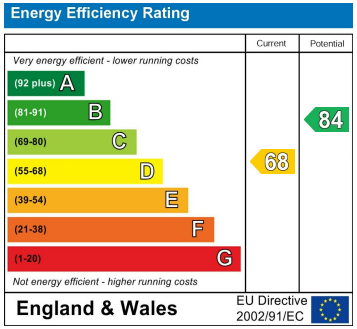


Ground Floor

Total Area: 73.5 m² ... 791 ft²

All measurements are approximate and for display purposes only





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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