1 CHAPEL LANE

WETHERBY, LS23 6HU

£499,999

FREEHOLD

This detached three bedroom home situated in the peaceful village of Clifford has lovely views of the church. With a large open plan dining kitchen as well as two additional reception rooms, this property is perfect for modern family living.

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SELLERS OF THE FINEST HOMES

1 CHAPEL LANE

• Spacious Open Plan Kitchen Diner • Scenic Location • Separate Living Room and Snug • Three Bedrooms, One Bathroom • Ample Parking For 3/4 Cars • Countryside Walks Nearby • Over 1,300 sq ft • Church Views

Nestled in the charming village of Clifford, Wetherby, this delightful detached house on Chapel Lane offers a perfect blend of comfort and style. With three spacious reception rooms, comprising of an open plan kitchen-diner, a separate living room and a sung, this property provides ample space for both relaxation and entertaining. The property also boasts a guest WC. The inviting living areas are filled with natural light, creating a warm and welcoming atmosphere for family gatherings or quiet evenings at home.

The house boasts three well-proportioned bedrooms, two double and one single, each offering a peaceful retreat for rest and relaxation. The layout is thoughtfully designed to ensure privacy and comfort for all family members. The bathroom is conveniently located, featuring modern fixtures and fittings that cater to everyday needs.

Externally, the spacious garden is exceedingly private with a spacious driveway for 3/4 cars, plus a garage.

Don’t miss the chance to make this lovely house your new home.

ENVIRONS

Set in a picturesque location, this property benefits from the tranquillity of village life while remaining within easy reach of Wetherby’s amenities. The surrounding area is known for its scenic beauty, making it an ideal spot for those who enjoy outdoor pursuits and leisurely walks. This charming home is perfect for families or individuals seeking a serene lifestyle in a friendly community. With its appealing features and prime location, this property is a wonderful opportunity for anyone looking to settle in the heart of Yorkshire.

REASONS TO BUY

- Spacious Open Plan Kitchen Diner
- Separate Living Room and Snug
- Ample Parking For 3/4 Cars
- Three Bedrooms, One Bathroom
- Over 1,300 sq ft
- Countryside Walks
- Church Views
- Scenic Location

SERVICES

We are advised that the property has mains water, electricity, gas, and drainage.

LOCAL AUTHORITY

Leeds City Council

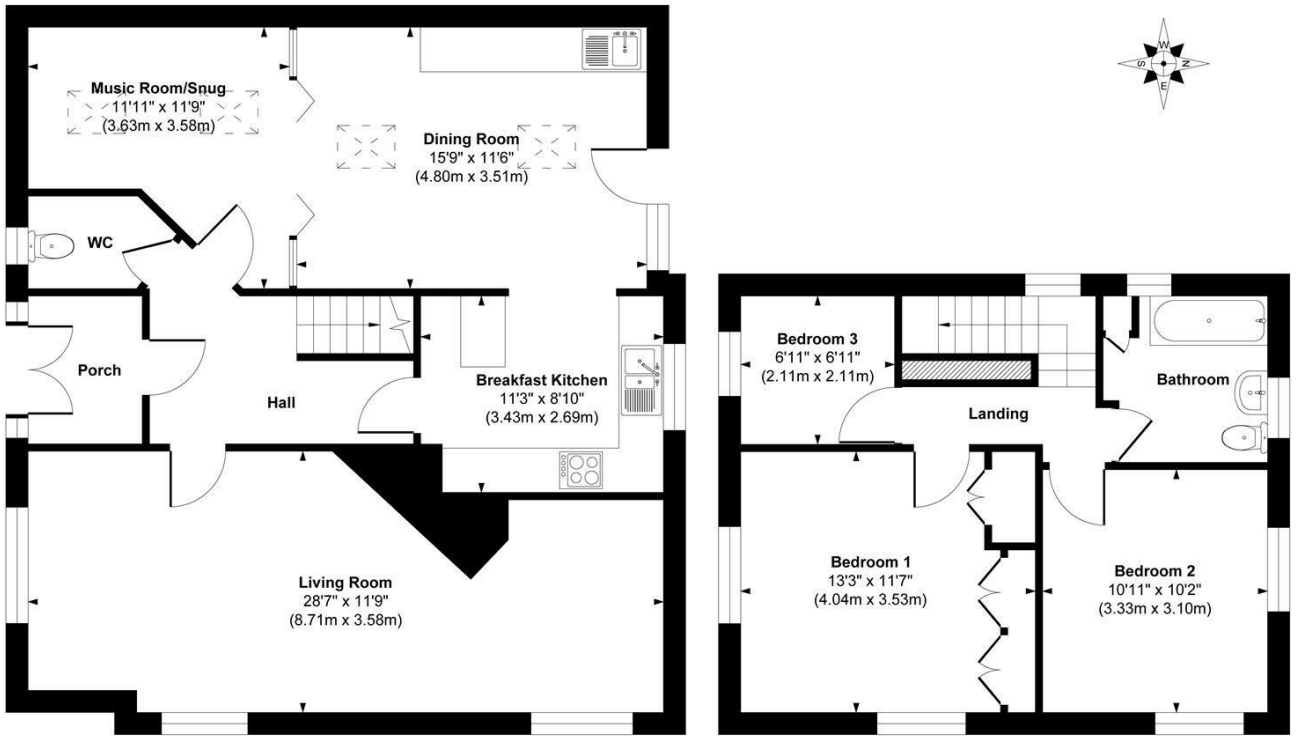
TENURE

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

1 CHAPEL LANE



Ground Floor
Approximate Floor Area
866 sq. ft
(80.45 sq. m)

First Floor
Approximate Floor Area
438 sq. ft
(40.69 sq. m)

Approx. Gross Internal Floor Area 1304 sq. ft / 121.14 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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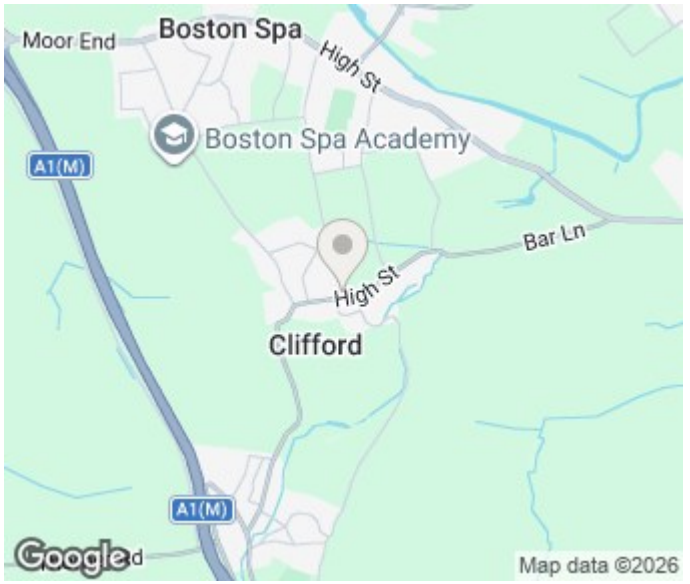

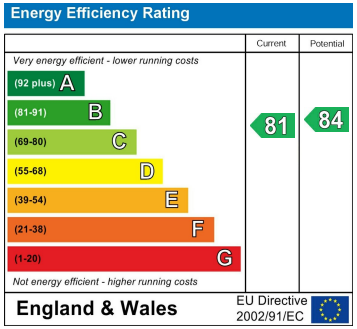

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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