



Willow End, Clifford Moor Road, Clifford, LS23 6LD



Key Features

- Detached bungalow
- Private south-west facing garden
- Two double bedrooms
- Converted garage providing occasional bedroom
- Kitchen with Corian worktops & appliances
- Bright sitting room with garden access
- Bathroom with walk-in shower & claw-foot bath
- Sun terrace and lawned garden
- Recently built garden office/studio shed
- Ample off-street parking and feature lighting



A beautifully presented detached bungalow, offering flexible and well-appointed accommodation, together with a private south-west facing garden and versatile occasional living space.





The property has been owned by the current vendor for approximately three years and has been carefully improved during their ownership.

A welcoming entrance hall provides access to the principal accommodation, with a modern consumer unit added and a full re-wire approximately three years ago. Triple glazed windows and French doors were installed in 2024. New flooring and underlay has been fitted throughout.

The light and airy sitting room is a particular feature of the home, enjoying double doors that open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces.

The kitchen, installed in 2023, is fitted with a range of custom-fitted attractive off-white wall and base units complemented by Corian worktops. Integrated appliances include an electric hob, electric oven, fridge freezer and dishwasher. The gas-fired central heating boiler, installed approximately three years ago, is located within the kitchen.

There are two generous double bedrooms, both served by a stylish bathroom featuring a walk-in shower and a charming claw-foot bath.

The former garage has been thoughtfully converted to provide occasional rooms which include a utility room, shower room, a further bedroom and office/dressing room, offering excellent flexibility for a variety of uses.

There is a secondary access to this area, both to the front and rear, adding to its flexibility.

Externally, the property benefits from a private south-west facing rear garden, incorporating a seating area with steps leading down to the lawn. A recently constructed garden shed, complete with window and door, offers excellent potential as a home office, studio or hobby room. New fencing has been added, to offer extra privacy, as well as a purpose built pergola.

To the front, the driveway has been widened to provide off-street parking for multiple vehicles, while attractive strip lighting has been installed beneath the Indian stone coping stones that surround the front garden wall, creating an impressive evening appearance.

Clifford is a highly regarded village situated between Wetherby, Boston Spa and Bramham, offering an attractive blend of rural charm, community spirit and excellent accessibility. The village enjoys a range of local amenities including traditional public houses, a village hall, churches and recreational facilities, whilst more extensive shopping, dining and leisure amenities can be found in nearby Wetherby and Boston Spa. Clifford benefits from a strong sense of community and hosts a variety of local events throughout the year. Clifford is exceptionally well placed for commuters, with the A1(M) located close by, providing convenient access to Leeds, York, Harrogate and the wider motorway network. The village is also well served by local bus routes, making it an ideal location for those seeking village living without compromising on connectivity.

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

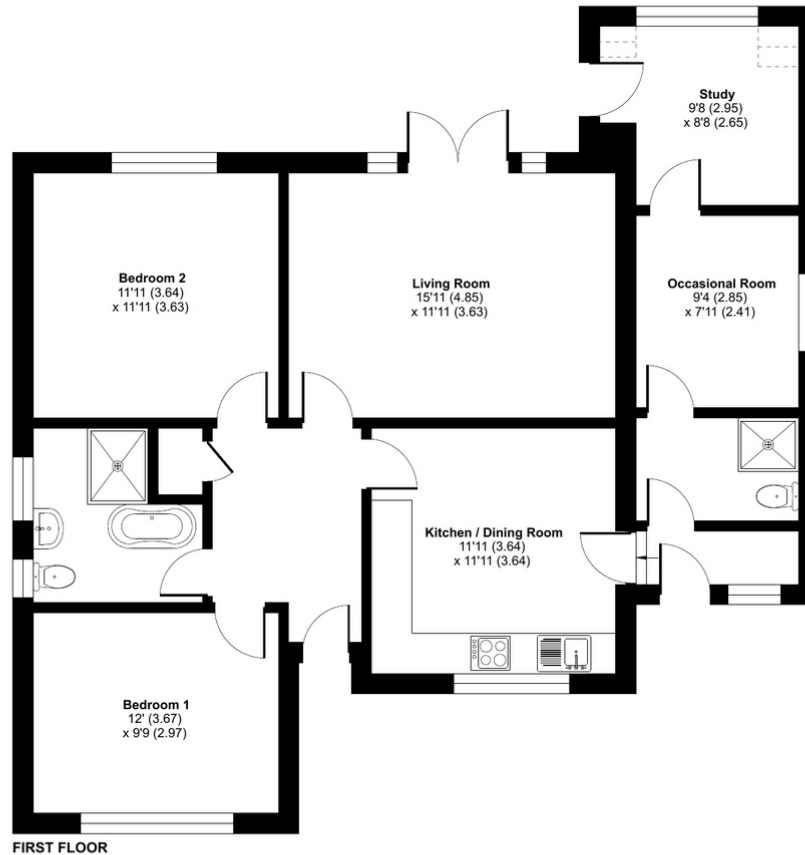


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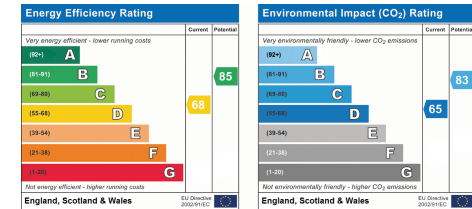


Denotes restricted
head height

Approximate Area = 1004 sq ft / 93.2 sq m
Limited Use Area(s) = 7 sq ft / 0.6 sq m
Total = 1011 sq ft / 93.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026.
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Tenure Type: Freehold
Council Tax Band: D
Council Authority: Leeds City Council

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