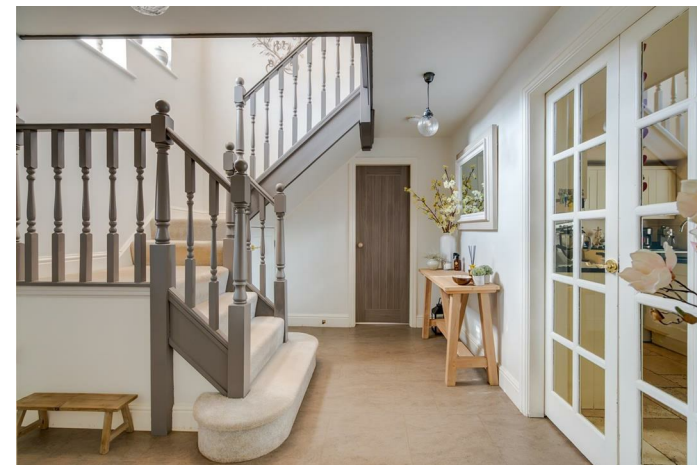




NEW MILL LANE CLIFFORD, LS23 6HN

£825,000
FREEHOLD

Nestled in the charming area of Clifford, this impressive detached house offers a perfect blend of space and comfort. With a generous size of 1,991 square feet, this property is ideal for families seeking a welcoming home.

MONROE

SELLERS OF THE FINEST HOMES

NEW MILL LANE

- Five generous bedrooms • Principal suite with en suite
- Spacious open-plan dining kitchen • Three versatile reception rooms
- Bright and welcoming lounge
- Elegant bay-fronted dining room
- Practical utility room
- Ground floor WC
- Private road
- Well-designed layout for modern living



This substantial and beautifully arranged family home is situated on a private road and offers generous and versatile accommodation throughout, making it ideal for modern family living.

Upon entering, a welcoming entrance hall provides access to the principal ground floor rooms. The spacious lounge is flooded with natural light and offers an excellent space for relaxation and entertaining, while the separate dining room benefits from an attractive bay window, creating the perfect setting for formal dining and family gatherings.

At the heart of the home is an impressive open-plan dining kitchen with Granite worktops, thoughtfully designed with ample space for both cooking and dining. The kitchen flows seamlessly into a separate sitting room, providing an additional reception area that is ideal as a family room, playroom or home office. Underfloor heating throughout the downstairs adds an extra level of comfort and warmth. A practical utility/cloakroom adds further convenience, while internal access to the garage completes the ground floor accommodation.

To the first floor, a spacious landing leads to five well-proportioned bedrooms. The principal bedroom with built in wardrobes and en suite facilities, provides added privacy and convenience. The remaining bedrooms provide flexible space for children, guests or

those working from home. A modern family bathroom serves the bedrooms, ensuring excellent practicality for a growing family.

The garden offers a private and secure outdoor space with lawned area and patio area. A built-in outdoor fireplace creates a cosy focal point, while the surrounding brick walls give the space a classic, elegant character, peaceful, and sophisticated—a lovely spot for morning coffee, reading, or hosting a small gathering.

Externally, the property benefits from an attached garage and is perfectly suited to purchasers seeking a home with spacious and adaptable accommodation in a highly functional layout. The large driveway will accommodate up to 4 cars with EV charging point,

Reasons to Buy

- * Five generous bedrooms
- * Principal suite with en suite
- * Spacious open-plan dining kitchen
- * Three versatile reception rooms
- * Bright and welcoming lounge
- * Elegant bay-fronted dining room
- * Practical utility room
- * Ground floor WC
- * Well-designed layout for modern living
- * Private road

Environs

The property is situated on New Mill Lane within the sought-after village of Clifford, enjoying a peaceful semi-rural setting while being conveniently positioned for the neighbouring village of Boston Spa and the market town of Wetherby. Clifford offers a welcoming village atmosphere with local amenities, public houses and convenient bus services, while Boston Spa is just a short distance away and provides an excellent range of independent shops, cafés, restaurants, bars and everyday facilities. Wetherby offers a further extensive selection of shops, supermarkets, restaurants, leisure facilities and professional services. The location is particularly attractive to families, with a number of well-regarded schools within easy reach, including Bramham Primary School, St Mary's Church of England Primary School, St Edward's Catholic Primary School and Boston Spa Academy. For commuters, the property is well placed for access to the A1(M), providing convenient links towards Leeds, York and Harrogate, with wider connections to the M1 and M62. The surrounding area also offers an abundance of countryside and attractive walks, making the location particularly appealing to those seeking a balance between village living and accessibility. The combination of a private road setting, attractive surrounding countryside and excellent access to Clifford, Boston Spa and Wetherby makes this an appealing location for modern family life.

Services

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

LOCAL AUTHORITY

Leeds

TENURE

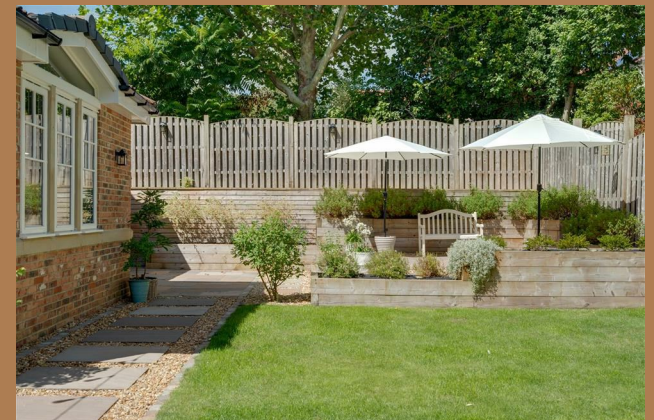
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

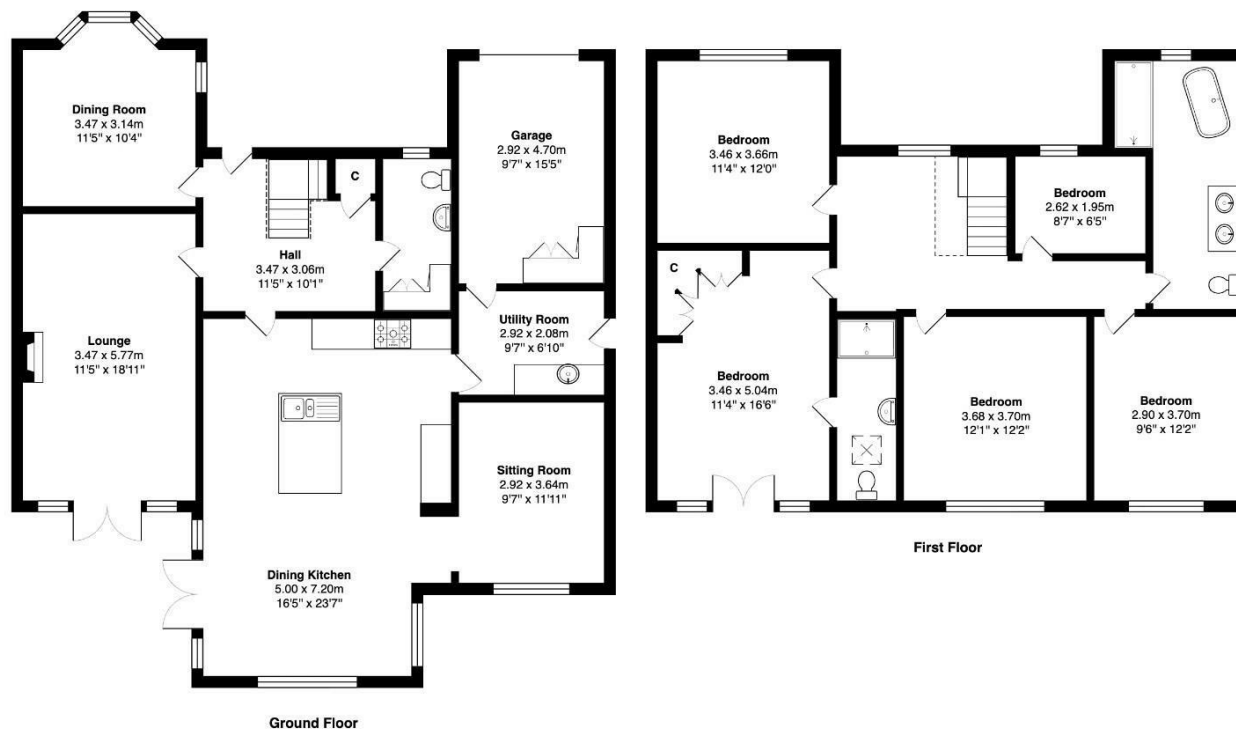
VIEWING ARRANGEMENTS

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

Please note some images may contain CGI

NEW MILL LANE





Total Area: 208.7 m² ... 2247 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Boston Spa Sales
 186, High Street Boston Spa
 Wetherby
 LS23 6BT

01937 534755
 bostonspa@monroeestateagents.com
 www.monroeestateagents.com

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