



TENURE

Freehold.

COUNCIL TAX

Band C (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 August 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Clifford ~ Beech Cottage, 66 High Street, LS23 6HJ

A charming three-storey cottage with two/three double bedrooms, original features and delightful church views. Available with the benefit of no onward chain this period cottage provided exciting potential ideal for first-time buyers, downsizers or investors alike looking to put they own stamp on this village home, now in need of modernisation.

- Charming three-storey cottage with original features and sash bay window
- Spacious dining room with exposed brick fireplace and ceiling timbers
- Fitted kitchen with integrated appliances and access to rear passageway
- Generous first floor living room (or bedroom) with church view
- Stylish house bathroom with high end suite and separate shower cubicle
- Two double bedrooms with fitted furniture and exposed ceiling beams

£225,000 OFFERS OVER



MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

A charming three-storey cottage offering spacious and versatile accommodation, quietly positioned within this popular and historic village enjoying a delightful outlook over St Edward's Catholic Church. With original features, generous proportions and scope for personalisation, the property presents an exciting opportunity and in further detail giving comprises:-

The ground floor opens into a spacious dining room, where a gas fire with exposed brick surround creates a welcoming focal point. An original sliding sash bay window to the front adds character, complemented by exposed ceiling timbers and radiator. A pine internal door leads through to the kitchen, fitted with a range of base units, laminate worktops, integrated fridge and freezer, oven and grill, gas hob and tiled flooring. A rear door provides access to a shared passageway, ideal for bin storage. Beneath the stairs, a useful utility cupboard offers plumbing for white goods and further storage.

To the first floor, a generous living room enjoys a front-facing aspect with views towards the church. This could easily be used as a bedroom. A living flame gas fire (currently not in use) sits beneath recessed shelving, with wall lights and radiators completing the space. The house bathroom is a particular feature, fitted in recent years with a high-end white suite including a large corner bath with detachable shower handpiece, low-flush WC, wash basin and separate shower cubicle. Stylish tiled floor and wall coverings add a contemporary finish.

A return staircase leads to the second floor, where two good-sized double bedrooms await. The principal bedroom sits to the front of the property, with fitted furniture to two sides and exposed ceiling timbers adding charm. Bedroom two also benefits from fitted furniture and exposed beams, offering comfortable proportions and natural light.

While the accommodation would now benefit from general updating and modernisation, it offers excellent potential to tailor to personal taste. With on-street parking available and no onward chain, this property represents a rare opportunity in a desirable location.

