





VICTORIA FARM BRAMHAM ROAD

WETHERBY, LS23 6JQ

£700,000

FREEHOLD

A sizable plot with so much potential, call Monroe to discuss and book your viewing! Unlock the immense potential of this spacious plot. Contact Monroe now to book your viewing and seize this opportunity!

MONROE

SELLERS OF THE FINEST HOMES

VICTORIA FARM BRAMHAM

• Detached Bungalow • CHAIN FREE • Full Of Potential • Rural Setting • 1568 Sqft • Driveway • Countryside Walks • Sizable Plot





** ADDITIONAL LAND AVAILABLE **

A rare opportunity to acquire a detached bungalow on the outskirts of Clifford, offering picturesque greenbelt views and the privacy of a mature hedge line. This site provides a tranquil setting, ideal for an individual bespoke home, subject to necessary consents, whilst retaining a strong connection to the surrounding countryside. Its enviable position and natural boundaries make it a particularly attractive proposition for those seeking a peaceful rural retreat within easy reach of local amenities.

CALL MONROE FOR MORE DETAILS ON THIS EXCEPTIONAL OPPORTUNITY!

This property presents a wealth of potential across its generous 1,568 sq ft of living space. Featuring a formal living room, dining room, kitchen, conservatory, four spacious bedrooms, a bathroom, a separate WC, and a garage, it offers a comfortable and functional layout.

Additionally, the property boasts a driveway and beautifully maintained lawn gardens in the front, side, and rear, providing breathtaking views that enhance the overall appeal.
Don't miss the chance to explore the many possibilities this property has to offer!

REASONS TO BUY

- Detached Bungalow
- Outstanding greenbelt views
- Rural Setting
- Peaceful village location
- Excellent local amenities and schools
- Strong transport links to Leeds, York, and beyond

ENVIRONS

Clifford is a highly sought-after village located just a short walk from Boston Spa. It is well-known for its excellent local amenities, including independent eateries, charming coffee shops, boutique beauty salons, and trendy bars. For commuters, the village provides superb connectivity to York, Wetherby, and Leeds, with easy access to the national motorway network, making it an ideal location. Those who enjoy the outdoors can take advantage of scenic walks and a variety of local activities.

CGIs have been placed in this property, these are computer-generated 3D images (or, in some contexts, virtual tours) have been created to show what the interior or exterior of the property could look like

SERVICES

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

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

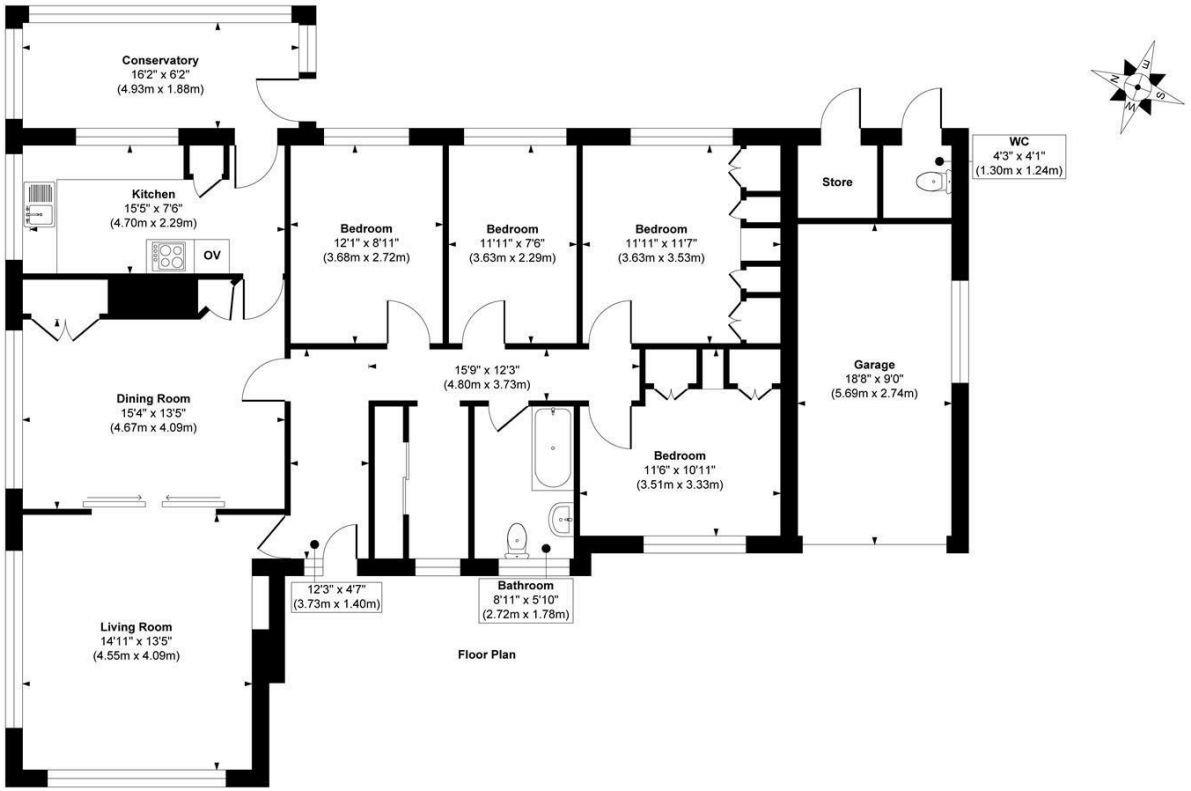
Strictly through the selling agent - Monroe Estate Agents.

VICTORIA FARM BRAMHAM







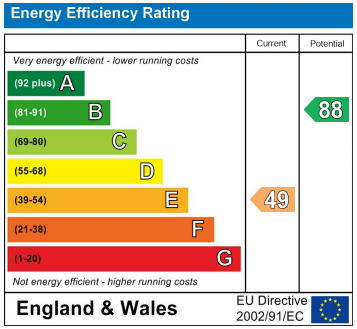


Approx. Gross Internal Floor Area 1568 sq. ft / 145.67 sq. m

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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