



11 BURNS WAY  
WETHERBY, LS23 6TA

£400,000  
FREEHOLD

This beautiful family home located on a quiet road in Clifford, is a true gem.

MONROE

SELLERS OF THE FINEST HOMES

# 11 BURNS WAY

- Semi Detached • Four Bedrooms • Two Bathroom • Conservatory • Utility • Garage • [ Spa Academy



Located in the highly sought-after village of Clifford, close to Boston Spa, this delightful family home offers over 1,441 Sq ft of bright, spacious, and modern living accommodation perfectly suited to growing families.

Upon entering, you are welcomed by a light and bright hallway leading into a spacious and inviting living and dining area, ideal for both everyday living and entertaining. The dining kitchen is fully fitted with integrated appliances and provides a stylish yet practical space at the heart of the home.

The ground floor further benefits from a conservatory overlooking the garden, a separate utility room, and a convenient guest WC.

To the first floor, the impressive primary suite features a walk-in dressing room and a contemporary En-Suite bathroom. Three further well-proportioned bedrooms are served by a modern, fully tiled house bathroom, offering flexible accommodation for family members or guests.

Externally, the property continues to impress. To the front, there is a generous driveway providing ample off-street parking along with access to a single garage. To the rear, a beautifully maintained garden enjoys a separate patio area and a charming summer house creating the perfect setting for outdoor dining, entertaining, and family gatherings.

Situated within easy reach of local amenities, highly regarded schools, and excellent transport links, this superb home combines village living with everyday convenience.

## ENVIRONS

Clifford is a wonderful village situated just a short walk from Boston Spa. It is well-known for its excellent local amenities, which include independent restaurants, charming coffee shops, delightful beauty salons, and trendy bars. For commuters, the village offers great connections to York, Wetherby, and Leeds, as well as easy access to the national motorway network, making it an ideal location. Those who prefer to stay nearby can enjoy a variety of scenic walks and participate in local activities.

## REASONS TO BUY

- Village Location
- Four Bedrooms
- 1441 Sqft
- Access to Outstanding schools
- Excellent Amenities close By

## SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

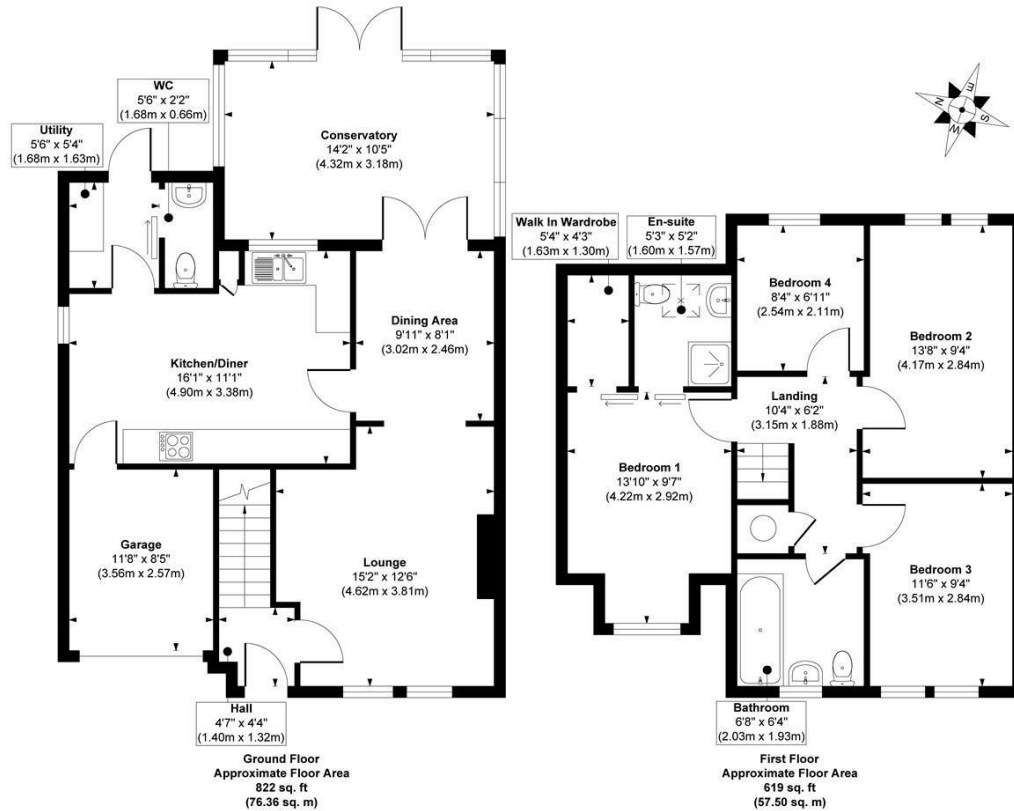
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 11 BURNS WAY





**Approx. Gross Internal Floor Area 1441 sq. ft / 133.86 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

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