



12 NUNNERY WAY  
WETHERBY, LS23 6SL

£775,000  
FREEHOLD

This beautiful family home, chain-free and located in a peaceful cul-de-sac in Clifford, is truly a gem.

MONROE

SELLERS OF THE FINEST HOMES

## 12 NUNNERY WAY

- Family Home • Five Bedrooms • Four Bathrooms • Open Plan Living • 2351 Sqft • Chain Free • Cul De Sac • Clifford Village • Rural Location • Countryside Walks

Nunnery Way is a delightful family home that boasts over 2,030 square feet of bright, spacious, and elegantly designed living space. Being sold chain-free, this residence is ideally situated in the sought-after village of Clifford, making it an excellent option for families. Thoughtfully extended over the years, this property is nestled in a peaceful cul-de-sac and is definitely worth a visit!

As you step inside, you'll be greeted by a generous hallway that opens into an inviting open-plan kitchen, living, and dining area, along with a convenient downstairs WC, pantry, a formal living room, and a snug. One of the standout features is the expansive living space, which offers ample seating and showcases a bespoke fitted kitchen complete with Siemens appliances. The double bi-fold doors lead seamlessly to the private garden, while underfloor heating ensures comfort throughout.

On the first floor, you'll discover a stunning primary suite featuring a walk-in dressing room and a contemporary En-Suite bathroom equipped with a freestanding bath, shower, and his and her sinks. A second double bedroom enjoys its own En-Suite shower room, while another double bedroom is serviced by a separate bathroom with a bath.

The second floor houses two additional bedrooms, accompanied by an En-Suite shower room.

Outside, the front of the home features a driveway with plenty of space and a double garage. At the rear, you'll find a fantastic astro turf garden along with separate patios, making it an ideal setting for family gatherings and outdoor entertaining.

### 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

- Chain Free
- Village Location
- Five Bedrooms
- 2351 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

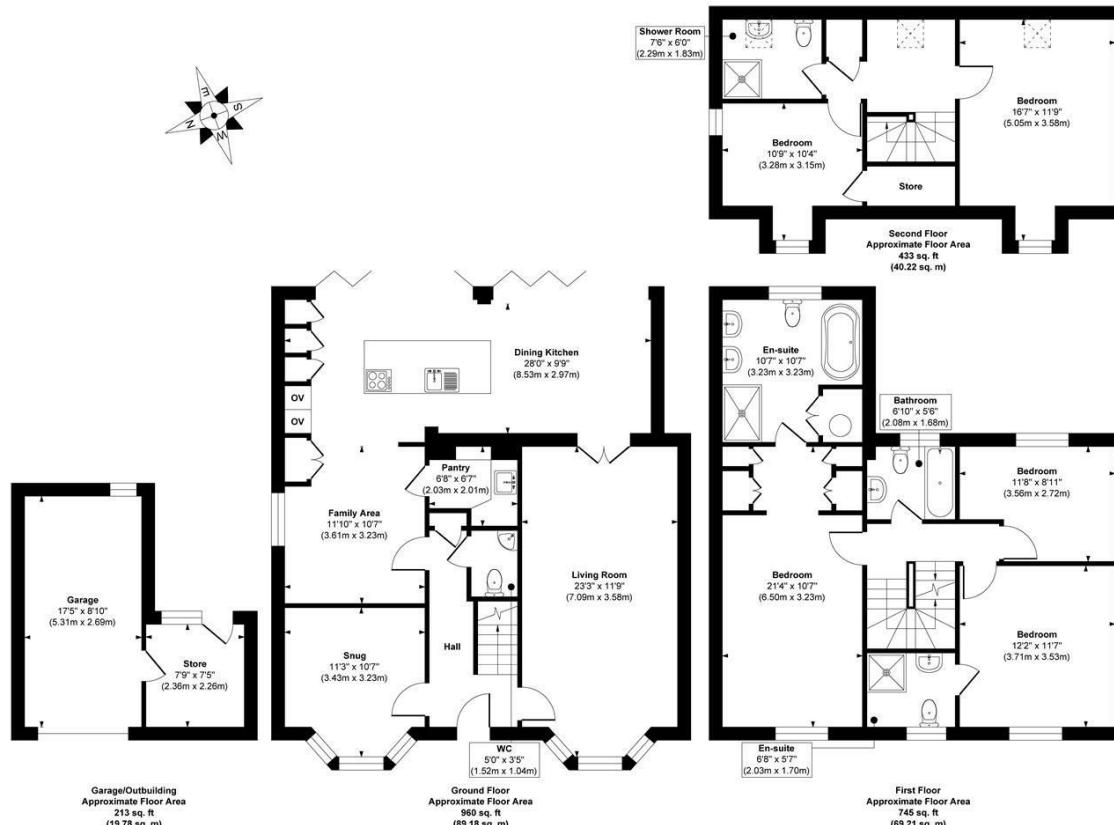
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

# 12 NUNNERY WAY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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

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