



Clifford ~ 12 High Street, LS23 6JF

Guide Price £299,950

A charming three bedroom stone built cottage in the very heart of Clifford village. Well appointed with neutral décor throughout, this character cottage enjoys added benefit of no upward chain

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Council Tax Band: C

Tenure: Freehold



Property Description

Entering through a composite front door, you are welcomed into a charming formal dining room, featuring a double glazed window to the front and an attractive fireplace with stone surround and rustic heavy metal inset, housing an electric stove.

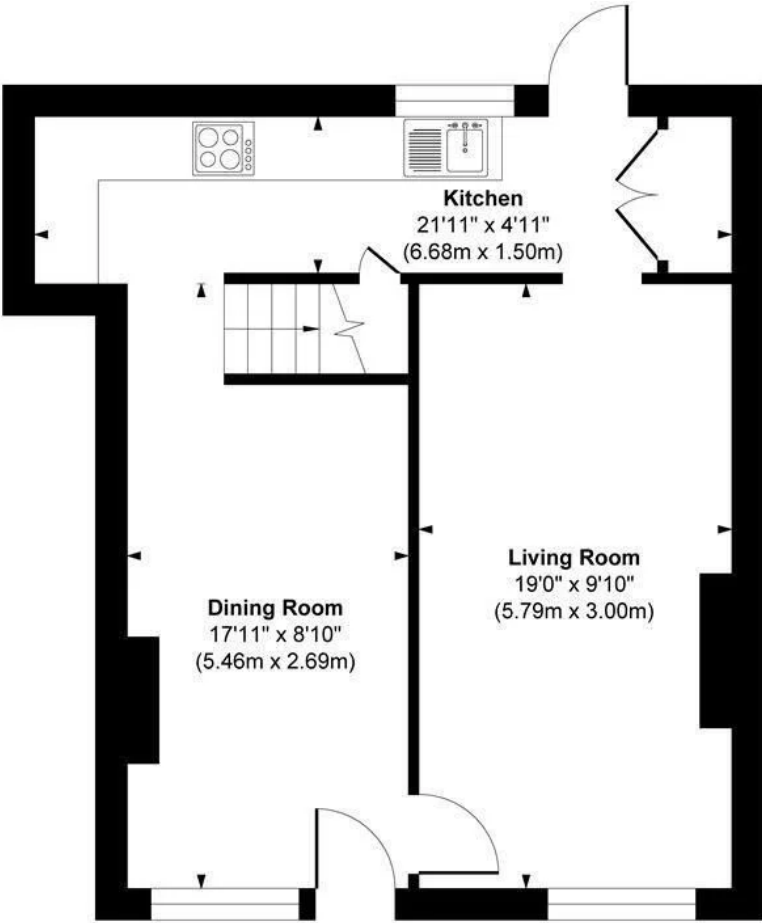
The living room is another generous reception space, enjoying a double glazed window to the front and a feature fireplace with polished stone hearth and surround with electric fire inset.

The traditional fitted kitchen spans the width of the property comprising an attractive range of Shaker fronted wall and base units, complementary work surfaces with matching upstands. Integrated appliances include an electric oven with four-ring electric hob and extractor hood, fridge, freezer and automatic washing machine. A useful understairs storage cupboard provides additional practicality, while a further cupboard houses the wall-mounted Vokera gas-fired central heating boiler. Sliding patio doors provide direct access to the rear garden.

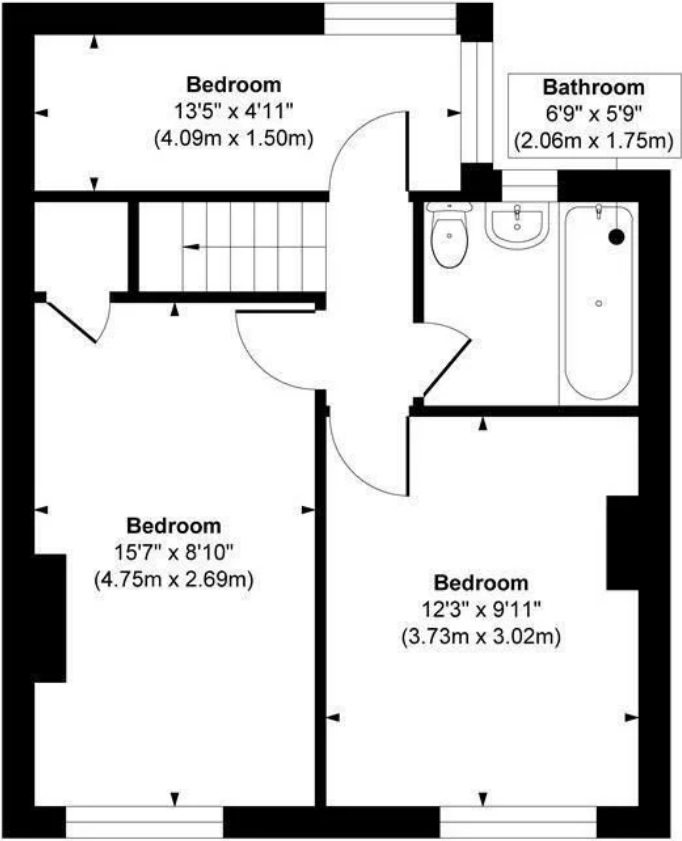
To the first floor, there are two generously proportioned double bedrooms. Bedroom One benefits from a fitted wardrobe cupboard, while Bedroom Two offers excellent proportions. Bedroom Three is a single bedroom situated to the rear of the property and would make an ideal child's bedroom or home office, enjoying attractive elevated views across the adjoining countryside.

The house bathroom is fitted with a modern white suite comprising low flush WC, vanity wash basin with useful storage beneath, and a shaped panelled bath with shower and screen above.

To the outside, on-street parking is available to Clifford High Street. The rear garden has been designed for ease of maintenance and is predominantly laid to block-paved patio, with attractive flowerbed borders containing a variety of flowering bushes and shrubs. Stone wall and timber fencing provide established boundaries, while a timber decked seating area creates an excellent space for outdoor entertaining, alfresco dining and relaxing during the summer months, all while enjoying the pleasant open aspect beyond.



Ground Floor
Approximate Floor Area
476 sq. ft
(44.22 sq. m)



First Floor
Approximate Floor Area
431 sq. ft
(40.04 sq. m)

Approx. Gross Internal Floor Area 907 sq. ft / 84.26 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Details prepared October 2026

SERVICES

We understand mains water, electricity, gas 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.

VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £35.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

MISPRESENTATION ACT

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