



TENURE

Freehold.

COUNCIL TAX

Band D (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 October 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Clifford ~ 20 Albion Street, LS23 6HY

A charming four bedroom Georgian mid-terrace home arranged over three floors, offering beautifully presented living accommodation in the heart of this historic village. Blending period character with modern convenience, this property is ideal for those seeking style, space and a village setting close to Boston Spa.

- Handsome period terraced property with elegant proportions
- Spacious living room with wood-burning stove
- Well appointed breakfast kitchen with original cast-iron range cooker
- Four bedrooms including a versatile home office space
- Stylish and recently fitted wet room
- Principal bedroom with modern en-suite bathroom
- Tasteful décor throughout with period features retained
- Stone-flagged patio and level lawn to rear

£435,000 PRICE REGION



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

01937 582731

sales@rentonandparr.co.uk
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Property Description

A most handsome four bedroom Georgian mid-terrace property, thoughtfully arranged over three floors, offering beautifully presented and well proportioned living accommodation. Situated in the heart of this much admired and historic village, the home blends period charm with tasteful modern enhancements and in further detail comprises:-

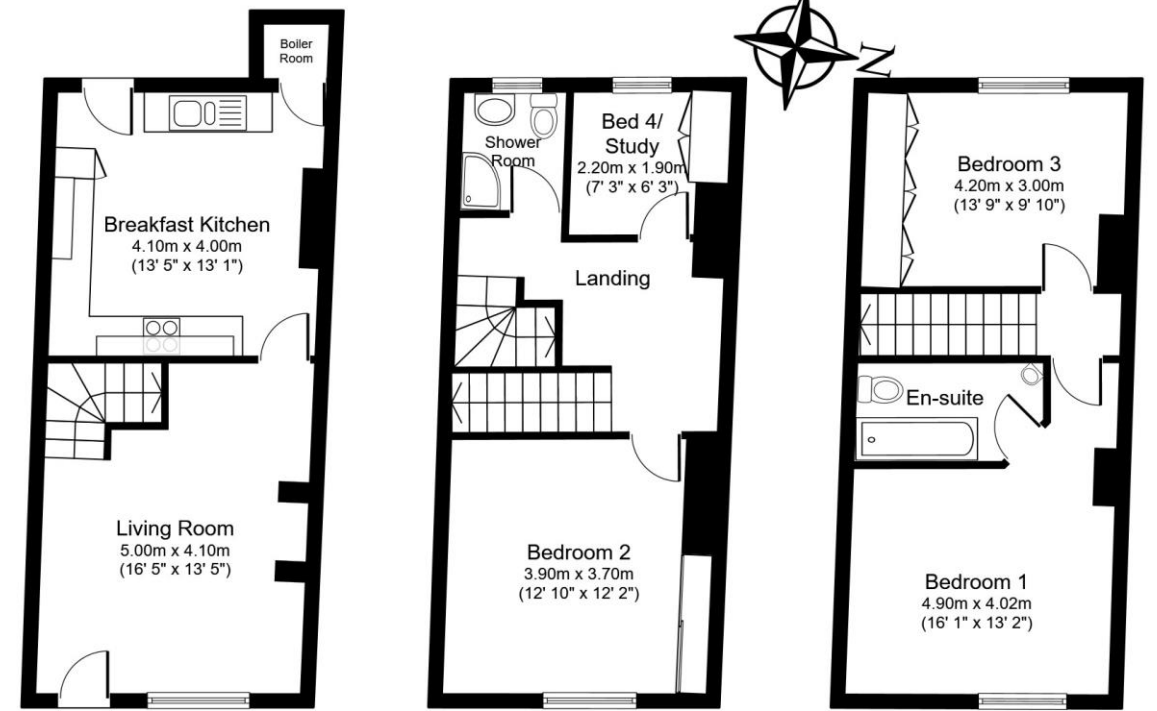
To the ground floor, upon entering through a modern composite front door with fanlight above, you are welcomed into a spacious living room with a striking fireplace with wood-burning stove set upon a slate hearth with exposed brick inset and a substantial oak mantle above, flanked by recessed storage. A staircase rises to the first floor. The breakfast kitchen is fitted with a range of wall and base units, laminate worktops and an inset four-ring gas hob with extractor above. Plumbed for automatic washing machine. Free-standing dishwasher (included in sale). Inset sink unit sits above an integrated dishwasher. A particular highlight is the original cast-iron range cooker by Foster & Sons of York, adding a touch of heritage. A rear facing window offers a pleasant outlook over the garden and a stable door provides direct access outside. The gas boiler is neatly housed in a cupboard.

To the first floor, a spacious landing area tastefully decorated and finished with dado rail, leads to a generous double bedroom with floor-to-ceiling fitted wardrobes and a feature fireplace, enjoying a front facing aspect. A fourth bedroom, currently utilised as a home office, benefits from built-in wardrobes and a rear facing window. This floor is served by a stylish and recently fitted wet room. A further staircase ascends to the second floor.

The second floor reveals two additional double bedrooms. The principal bedroom is a generous and tastefully decorated space, enhanced by the convenience of a recently fitted en-suite bathroom. The second bedroom on this level is well-proportioned and decorated to a high standard.

To the outside, on street parking is available to the front. A gated shared passageway to the side leads to a well maintained rear garden, enclosed by fencing and featuring a stone flagged patio, creating the ideal setting for outdoor dining and entertaining. Beyond lies a level lawn, with an outbuilding at the foot of the garden providing useful storage. A gravelled hardstanding area accommodates bins and a log store.

Please note there is a right of way for the neighbouring property to access the shared passageway to the side to get bins to the front of the property.



Ground Floor
Floor Area 37.4 sq.m. (403 sq.ft.) Approx

First Floor
Floor Area 36.3 sq.m. (391 sq.ft.) Approx

Second Floor
Floor Area 35.8 sq.m. (385 sq.ft.) Approx

20 Albion Street, Clifford, Wetherby, LS23 6HY

Total floor area 109.5 sq.m. (1,179 sq.ft.) Approx

NOT TO SCALE For layout guidance only

