



AUCTIONEERS, VALUERS & ESTATE AGENTS
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Within easy reach of Leeds, Harrogate, Wetherby, York and the A1 motorway network

6 WILLOW GLADE

CLIFFORD

LS23 6ST

A stone built detached property with double garage, well situated in a quiet cul de sac in this sought after and popular West Yorkshire village.

ENTRANCE HALL – CLOAKROOM – DRAWING ROOM – DINING ROOM
BREAKFAST KITCHEN – UTILITY – FOUR BEDROOMS
EN-SUITE AND HOUSE BATHROOMS – DOUBLE GARAGE – GARDEN
DOUBLE GLAZING – GAS CENTRAL HEATING – SECURITY SYSTEM

PRICE REGION: £160,000

**Viewing by appointment through the Agent's Boston Spa Office
01937 843408**

These particulars are believed to be correct but are merely statements of opinion and belief. They must not be relied upon as statements or representations of fact nor do they constitute an offer or any part of an offer. Prospective Purchasers and Lessees should satisfy themselves by inspection or otherwise of the property before exchange of contracts. All measurements are approximate and should be used for guidance only.

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The accommodation is planned over two floors and comprises:-

GROUND FLOOR

CANOPIED ENTRANCE PORCH with Georgian style half glazed door and side panel to:-

ENTRANCE HALL moulded ceiling cornice and light point, radiator, panel doors to:-

UNDERSTAIRS CUPBOARD with shelves.

CLOAKROOM window to front, fitted with 2 piece suite comprising low level w.c. and pedestal wash hand basin with tiled splashbacks, radiator, security system control panel.

DRAWING ROOM (20'7" x 11'7") moulded ceiling cornice and two light points, window to front with radiator under and patio doors to rear garden. 'Living Flame' gas fire in antique style surround with marble slip and hearth. 2 wall light points, further radiator, telephone and T.V. aerial points.

DINING ROOM (12'0" x 9'3") window to rear with radiator under, moulded ceiling cornice and light point.

BREAKFAST KITCHEN (10'10" x 12'0") window to side garden, fitted with a range of oak finish base and wall units with roll edge marble effect work surface and tiled splashbacks. Inset bowl and a half moulded sink with mixer tap over. Integral Bauknecht GSI2320 dishwasher, Creda Plan 4 ring gas hob and Creda Cordialle oven with microwave above, strip light point, radiator. door to:-

DOUBLE GARAGE (19'8 x 18'6" max. internal measurement) window to rear, fitted with power and light, twin up and over doors. Door to:-

UTILITY ROOM plumbed for washing machine and with Myson Apollo central heating boiler, inset stainless steel single drainer sink, radiator, half glazed door to side garden.

Returning through the kitchen to the reception hall a flight of stairs with window on half landing leads to -

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FIRST FLOOR

LANDING ceiling light point, access to loft, doors to:-

BEDROOM ONE (13'7" x 9'0") window to front, ceiling light point. Door to:-

EN SUITE SHOWER ROOM window to side and fitted with low level w.c., bracket wash hand basin, radiator, 'Mira 723' shower in tiled cubicle.

BEDROOM TWO (12'2" x 7'6") window to rear garden.

BEDROOM THREE (12'0" x 7'3") window to rear with radiator under, ceiling light point.

BEDROOM FOUR (12'0" x 8'9") window to front with radiator under, telephone point, ceiling light point.

HOUSE BATHROOM window to side, fitted with three piece suite comprising low level w.c., pedestal wash hand basin and panel bath with 'Aqualisa' shower over, part tiled, door to airing cupboard containing hot water cylinder.

OUTSIDE to the front there is car standing for two cars, and a small lawned area. The side and rear garden is predominantly laid to lawn with timber fence and walled boundaries, the beds contain a number of mature trees and shrubs and bulbs and a small paved patio area.

THE PROPERTY MISDESCRIPTIONS ACT

Due to the nature of this Act we are no longer able to comment on the SERVICES, TENURE and RIGHTS OF WAY of any property. The appliances described in these details have not been tested and no warranty can be given as to their condition.