



TENURE
Freehold.

COUNCIL TAX
Band E (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.

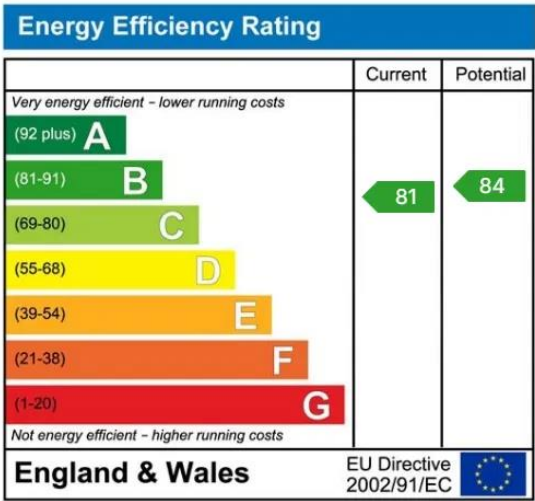
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 May 2025



Clifford ~ 1 Chapel Lane, LS23 6HU

A deceptively spacious and most charming three bedroom detached home set amidst private south facing gardens enjoying a picturesque outlook towards St. Edward’s Catholic Church.

- Three bedroom detached house
- Extended to the ground floor
- Fitted kitchen into dining room
- Living room, home office, music room
- Generous sized south facing gardens
- Garage and off road parking
- Excellent village location

£565,000 PRICE REGION



MISREPRESENTATION ACT

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Property Description

Enter into a front porch then through attractive stable door into a spacious hallway with a turned staircase to the first floor, useful under-stairs storage, and stylish engineered oak flooring. A convenient downstairs wc includes a cloak storage area and houses a wall-mounted Ideal Logic central heating boiler.

The bright and airy through living room benefits from three large double-glazed windows offering delightful garden views and an attractive outlook toward St. Edward’s Church. A feature fireplace with a marble hearth, granite surround and living flame gas fire adds warmth and character. The original dining room is currently used as a home office, offering flexible and versatile living space.

The breakfast kitchen is fitted with a traditional Shaker-style range of wall and base units, complemented with tiled splashbacks and windowsill reveals. The shaped work surface includes a breakfast bar area, ideal for casual dining. Integrated appliances include an electric oven, four-ring induction hob with extractor above, along with a one-and-a-half-bowl stainless steel sink with mixer tap. There is also space for an American-style fridge freezer. Wood-effect laminate flooring flows seamlessly through an open archway into the extended dining room, featuring attractive vaulted ceilings and three Velux windows flooding the space with natural light., there is a further double-glazed window and personnel door.

The extended dining and utility area matches with a continuation of the kitchen base units, along with an additional stainless steel sink, integrated dishwasher, washing machine and freezer. Glazed bi-fold doors doors open into a versatile reception room that could serve as a music room, snug, sitting area, or further home office.

To the first floor; the landing provides a double-glazed side window and loft access hatch. Bedroom One is a spacious double with fitted wardrobes and dual-aspect windows overlooking the beautifully landscaped front garden and offering a pleasant view of the church.

Bedroom Two is also a generous double, enjoying dual-aspect double-glazed windows for plenty of natural light. Bedroom Three is a well-proportioned single room with an elevated view down the garden.

The family bathroom is fitted with a modern white three-piece suite comprising a low-flush wc, pedestal wash basin, and shaped panel bath with shower and screen above. It also features part-tiled walls, wood-effect laminate flooring, and a chrome heated towel rail.

To the outside; timber gates provide secure off road parking accessible from Chapel Lane, along with a single garage featuring a manual up-and-over door, lighting, and power.

A hand gate opens into the beautifully maintained, south-facing garden which is a particular highlight of this lovely property. Mostly laid to lawn, it is bordered by mature hedgerows and raised flower beds stocked with a rich variety of flowering shrubs and bushes. A timber shed provides additional garden storage along with greenhouse. A stone-flagged patio offers the perfect setting for outdoor entertaining, al fresco dining, or simply relaxing in the sunshine, with views over the garden pond and up to the impressive St. Edward’s Church.

The patio extends along the side and rear of the property, providing additional sheltered seating areas and access to a further garden shed for additional storage. A side garden offers further lawn space and secure parking behind large timber gates.

