



**TENURE**

Leasehold. Remainder of a 999 year lease from April 1991. Monthly management service charge is £120 paid quarterly.

**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 June 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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		



**Clifford ~ 5 Church View Mews, LS23 6SZ**

A deceptively spacious ground floor apartment exclusively designed for those aged over 55 years, forming part of a modern development in the heart of Clifford village enjoying pleasant aspect towards St Edwards Church. The property is advertised with benefit of no upward chain.

- Private entrance from the side of the building
- Ground floor apartment
- Two double bedrooms
- Ensuite shower room
- Generous sized living room
- Fitted kitchen
- Resident parking
- Neatly maintained communal gardens

**£165,000** PRICE REGION



**MISREPRESENTATION ACT**

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

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Property Description

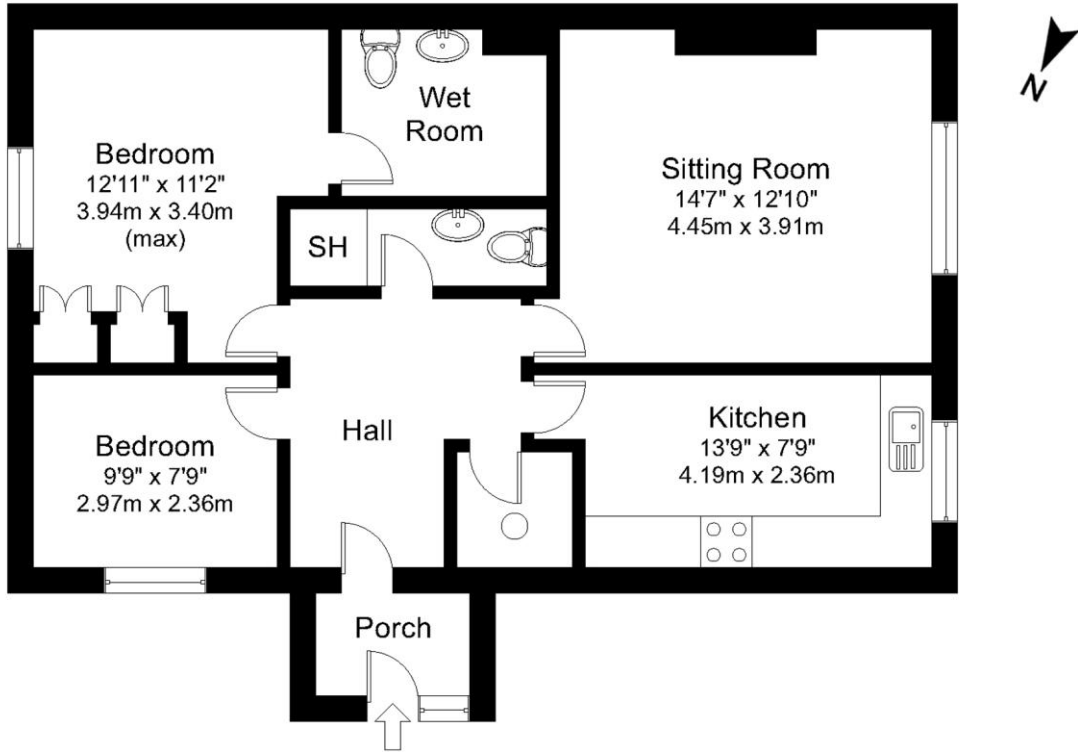
Entering through private entrance porch to the side of the building into an inner hallway with deep storage cupboard housing pressurised hot water cylinder and linen storage shelving above. The generous sized living room is fitted with a large double glazed window enjoying pleasant aspect over front garden. A feature fireplace is fitted with decorative timber mantelpiece and living flame gas fire inset.

The breakfast kitchen is fitted with range of shaker fronted wall and base units, work surfaces with tiled splashback and windowsill reveal. Integrated appliances include an electric double oven, four ring gas hob with extractor hood above, integrated fridge and freezer, automatic washing machine, dishwasher and stainless steel sink unit with drainer and mixer tap. A wall mounted Ideal gas fired central heating boiler is discretely housed in a cupboard unit.

A guest WC with fitted shower is accessed from the central hallway.

Bedroom one is a generous sized double room with fitted wardrobes and dressing table along with a spacious ensuite shower adapted as a wet room with low flush WC floating but wash basin and walk-in shower cubicle. Bedroom two enjoys a pleasant outlook over the side garden.

To the outside; resident parking is available to the front of the building for ease and convenience. Communal gardens are cut and maintained for the residents, predominantly set to lawn with borders of flowering bushes and shrubs. There is an external store cupboard with shared use for additional storage and communal refuse area.



Gross internal floor area (approx.): 71 sq m (765 sq ft)  
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

