



TENURE

Leasehold. The remainder of a 999 year lease from 1 April 1991. Service Charge £1680.00 per annum. Peppercorn ground rent.

COUNCIL TAX

Band D (from internet enquiry)

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.

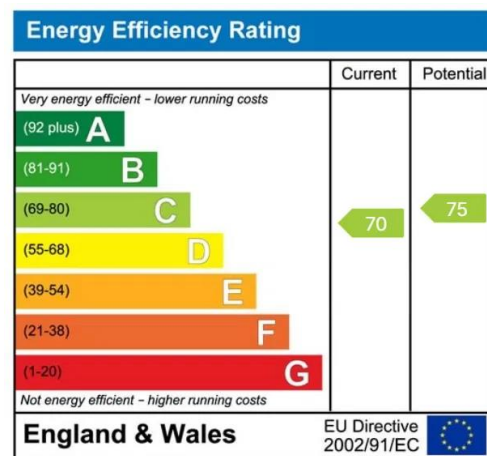
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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.

VIEWING

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

Details prepared November 2024



Clifford ~ 15 Church View Mews, LS23 6SZ

A spacious two-bedroom ground floor apartment forming part of this attractive cul-de-sac development for the over 55 years of age located in the centre of the village. Available with no onward chain.

- Forming part of what was the Old School House
- Lounge
- Useful utility/storage room
- Generous 20 ft kitchen with breakfast area and feature stone walling
- Two double bedrooms
- Bathroom with four-piece coloured suite
- Gas heating and double glazed
- Communal garden and parking

£179,950 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.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

A spacious well-proportioned ground floor apartment in a sort after over 55`'s development. Occupying a cul-de-sac location Church View Mews was formally an old school house situated in the heart of Clifford. The apartment briefly comprises a lounge at the front with double glazed windows, off which there is an inner hall and useful storeroom. The generous sized kitchen includes a small recess at the rear creating an ideal breakfast area with exposed stonewall features and mullioned window. There are two double bedrooms, the second bedroom having been used as a dining room, together with bathroom with four-piece coloured suite, comprising bath, wash basin WC and shower.

The property benefits from gas fired central heating with gas boiler install circuit 2015 and serviced on an annual basis. Windows are double glazed.

Externally, the property benefits from well-maintained, communal gardens, and both resident and guest parking available on a first come basis

Clifford is an attractive West Yorkshire village with its own churches, public house and bus services as well as being within easy commuting distance to Wetherby, Leeds, York and Harrogate. The A1 is within 1 1/2 miles giving immediate access to the A64, M62 and A1/M1 link road. There are further excellent facilities in the market town of Wetherby and the neighbouring village of Boston Spa.

