



23 Burns Way, Clifford, Wetherby LS23 6TA  
£295,000

maxwell hodgson  
estate agents

**Four bedroom mews style property, tucked away in a quiet location in the desirable village Clifford. Close to Boston Spa, Wetherby and main transport links providing easy access to Leeds, Harrogate & York. Double glazing, sitting room open to dining room, kitchen, utility, WC. Master bedroom with ensuite shower room, 3 further bedrooms, house bathroom. Double garage and parking space. Pretty garden. Offered with no onward chain.**

### **Entrance Hall**

Front entrance door, obscure leaded side window, stairs off to first floor, radiator, coved ceiling.

### **Sitting Room**

18'3" x 12'10" (5.56m x 3.91m)  
2 radiators, 3 windows overlooking rear garden, coved ceiling. Exposed brick wall with inset coal effect burner. Arch to

### **Dining Room**

10'1" x 8'9" (3.07m x 2.67m)  
Radiator, PVCu sealed unit double glazed patio doors opening to rear garden. Coved ceiling

### **Kitchen**

13'3" x 8'8" (4.04m x 2.64m)  
Fitted with base and wall units, rolled edge works surfaces inset one and quarter bowl sink and drainer with tiled splashbacks. Double built in electric oven and gas hob with filter hood over. Built in dishwasher and and fridge freezer. 2 leaded window to front. Radiator, laminate floor.

### **Utility Room**

Double base unit with rolled edge work surface inset sink and drainer and tiled splashback. Radiator, Wall mounted Vaillant gas central heating boiler. Laminate floor, leaded window and front entrance door.

### **Cloaks/ WC**

Low flush WC, wash hand basin with tiled splashback, laminate floor. Radiator.

### **First Floor Landing**

Radiator, access to loft space.

### **Bedroom One**

17'3" x 8'8" (5.26m x 2.64m)  
Radiator, 2 windows to rear.

### **Ensuite Shower Room**

Corner shower enclosure with direct shower, pedestal wash hand basin and low flush WC. Heated ladder style towel rail. Fully tiled walls.

### **Bedroom Two**

11'11" x 8'7" (3.63m x 2.62m)  
Radiator, 2 windows rear.





### **Bedroom Three**

9'9" x 6'2" (2.97m x 1.88m)

Radiator, window to rear.

### **Bedroom Four**

8'7 x 7'4" (2.62m x 2.24m)

Radiator, leaded window to front.

Airing cupboard with hot water cylinder.

### **House Bathroom**

White suite comprising shaped bath with glass shower screen, pedestal wash hand basin, low flush WC. Radiator, Half wood panelled and half tiled walls. Laminate floor, inset ceiling spotlights. Leaded obscure glazed window.

### **Double Garage**

17'6 x 17' (5.33m x 5.18m)

Two up and over doors, power and light.

Additional designated parking space.

### **Enclosed Courtyard Frontage**

Private block paved courtyard with gated access.

### **Rear Gardens**

A shared path to the side provides access to the rear garden. With side gate and comprising lawns with raised beds.

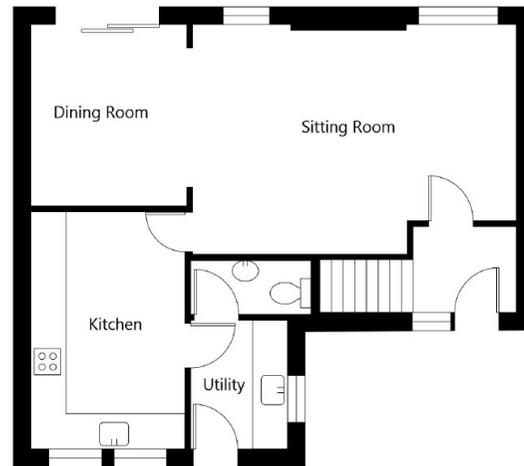
### **Council Tax**

We understand the property has been placed in council tax band E

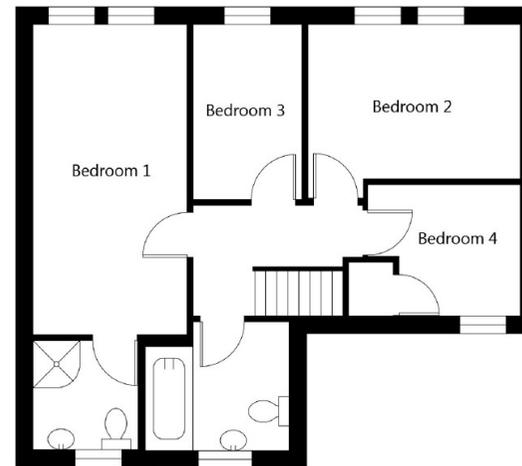
### **Services**

All mains services are understood to be connected to this property.

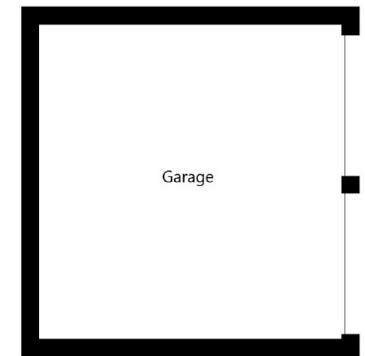




Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 548 SQ FT / 50.9 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 553 SQ FT / 51.35 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1101 SQ FT / 102.25 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Directions

Leave Wetherby and proceed towards Boston Spa. On entering Boston Spa take the first right onto Clifford Moor Road and continue along this road into the village of Clifford. Turn left at the T junction and proceed along the High Street. Turn left into Albion Street. Proceed along this road until you reach Burns Way on your right. The property is situated on your left in a courtyard and can be easily identified by our For Sale sign.

Maxwell Hodgson Ltd wish to inform prospective purchasers that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubt. All measurements are approximate and should not be relied upon for carpets or furnishings.

8 High Street, Wetherby, West Yorkshire, LS22 6LT

01937 589388

sales@maxwellhodgson.co.uk

www.maxwellhodgson.co.uk

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estate agents

