



LOW WAY, CLIFFORD
LS23 6LB

£365,000

3 BEDROOM SEMI DETACHED HOUSE
EPC Rating: C

LINLEY &
SIMPSON

- Extended three-bedroom semi-detached home with spacious living accommodation.
- Open-plan kitchen diner with integrated appliances and bi-fold doors.
- Principal bedroom with en-suite plus modern family bathroom.
- Garage, off-street parking and enclosed rear garden.

A well-presented and recently redecorated three-bedroom semi-detached home offering spacious and versatile accommodation with no chain.

The welcoming entrance leads through to a bright and comfortable living room, complete with a feature fireplace, creating a cosy space to relax.

To the rear of the property is a generous extended open-plan kitchen and dining area. The kitchen is fitted with a range of modern units and an excellent selection of integrated appliances including an electric oven, five-ring gas hob, microwave, fridge/freezer, dishwasher, washing machine and wine cooler. A breakfast bar provides additional seating, while the bi-fold doors open onto the rear patio, allowing plenty of natural light to fill the space and providing easy access to the enclosed garden and garage.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, making the layout ideal for both families and those working from home.

Outside, the property enjoys an enclosed rear garden with a paved patio area, perfect for enjoying the warmer months, along with a garage and off-street parking to the front.

MATERIAL INFORMATION

Freehold

Council Tax Band D

EPC Rating C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Low Way, Clifford, LS23

Approximate Area = 92.2 sq m / 992 sq ft

Garage = 13.8 sq m / 148 sq ft

Total = 106.0 sq m / 1140 sq ft

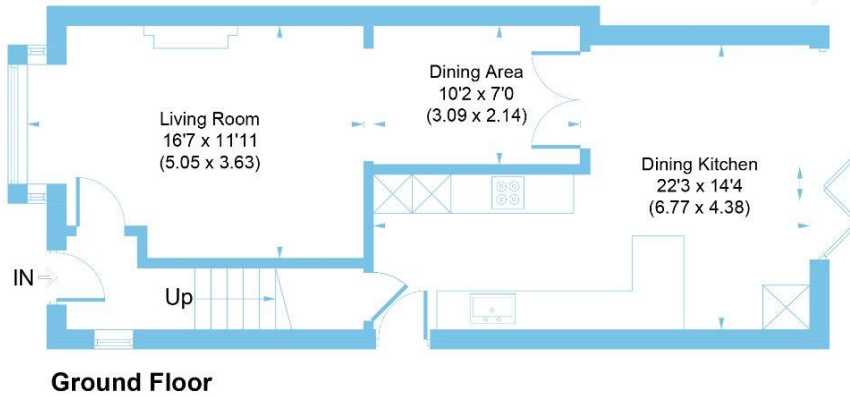
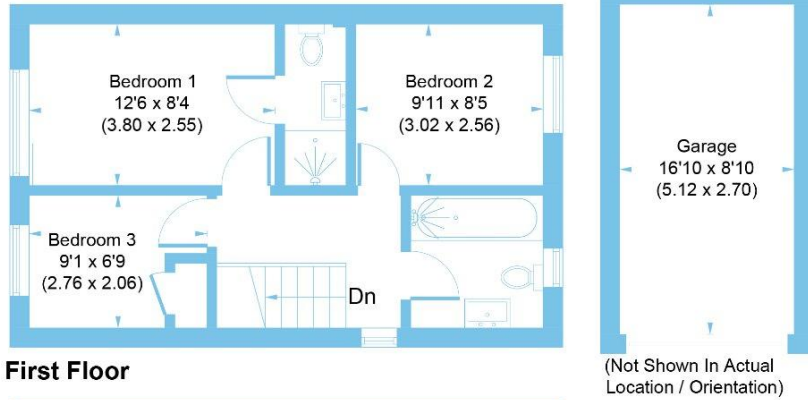


Illustration for identification purposes only, measurements are approximate,
Pursuant to RICS property measurement standards
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For illustrative purposes only.