

Secure and private this generous garden comprises an attractive stone patio with comfortable space for jacuzzi and dining. A step down onto a level parcel of lawn with neat hedge to the perimeter. Outside water tap and outside lighting.

COUNCIL TAX

Band C (from internet enquiry).

VIEWING

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

Details prepared June 2021

GENERAL

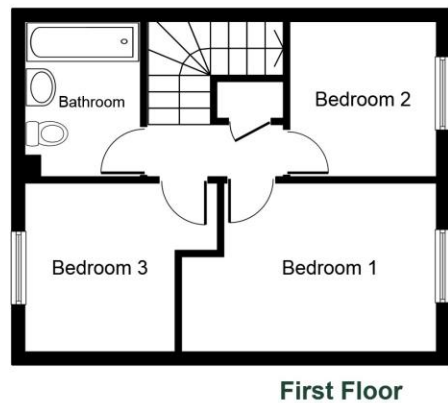
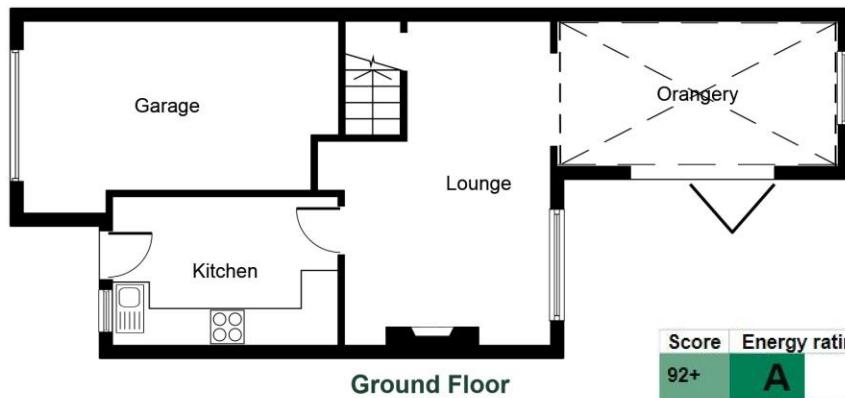
Room measurements in these particulars are only approximations and are taken to the widest point.

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.

Total floor area 83.3 sq.m. (897 sq.ft.) Approx Including Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

68 Kirkfield Lane, Thorner, Leeds, LS14 3EP

NOT TO SCALE For layout guidance only



Thorner ~ 68 Kirkfield Lane, LS14 3EP

An immaculate and tastefully decorated three bedroom detached family home enjoying an enviable position on the outskirts of Thorner village with far reaching countryside views over adjoining countryside.

- Three bedroom detached family home
- Stunning countryside views to side
- Landscaped garden, generous patio with hot tub area
- Modern kitchen and bathroom
- Beautifully presented throughout
- A generous driveway as well as single garage
- Viewing advised

£345,000 PRICE REGION FOR THE FREEHOLD



2 Recep



3 Beds



1 Bath

MISREPRESENTATION ACT

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THORNER

Thorner is a most sought after rural village to the north east of Leeds, situated five miles from the city and possessing a good variety of local amenities including shop, bus services and two public houses and a restaurant. There is a strong community spirit and a variety of recreational facilities. The London/Edinburgh A1 highroad is only a five minutes drive away at Bramham, also easy access to the M1 and M62.

DIRECTIONS

From Wetherby proceeding south along the A168 following the signs for Bramham and Thorner. At the T junction with Thorner Lane turn right towards Thorner village. Entering the village, take the second left into Kirkfield Lane. At the right bend into Kirkhill turn left and second left which is a continuation of Kirkfield Lane itself. The property is situated at the bottom of a private drive on the right hand side down the side of No. 62.

THE PROPERTY

Tastefully decorated and well-maintained throughout this three bedroom detached family home benefits from double glazed UPVC windows and doors, gas fired central heating and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

FRONT ENTRANCE

Modern new UPVC door with obscure glazed panel leads directing into :-

BREAKFAST KITCHEN

12'9" x 7'10" (3.9m x 2.4m)



A modern fitted kitchen comprising a range of white gloss wall and base units, laminate work tops with tiled splashback, inset stainless steel sink unit with mixer tap. Integrated appliances include cooker with four ring gas hob, extractor hood above, integrated dishwasher, space and plumbing for automatic washing machine along with

fridge freezer, attractive parquet wood effect laminate floor covering, breakfast bar, radiator, double glazed UPVC window to front elevation revealing adjacent countryside views.



LOUNGE

16'4" x 11'5" (5m x 3.5m)

A lovely light room with large double glazed UPVC window to rear, radiator beneath, modern polished limestone fireplace with "living flame" coal effect gas fire, returned staircase to first floor, recess with glass shelves and storage beneath, T.V. aerial, decorative ceiling cornice.



Large opening that flows through into :-

ORANGERY

15'5" x 7'6" (4.7m x 2.3m)

With large five leaf UPVC bi-folding doors leading out onto raised patio area, further double glazed window to rear, large ceiling lantern, radiator, wood effect laminate floor covering, LED ceiling spotlights.



FIRST FLOOR

LANDING AREA

With airing cupboard housing insulated water tank.

BEDROOM ONE

11'5" x 8'10" (3.5m x 2.7m) plus wardrobe depth With double glazed UPVC window to rear elevation revealing far reaching countryside views, radiator beneath, built in double wardrobe with glazed sliding doors, T.V. aerial, decorative ceiling cornice.



BEDROOM TWO

8'2" x 7'10" (2.5m x 2.4m)

With double glazed UPVC window to rear, radiator beneath, decorative ceiling cornice.

BEDROOM THREE

9'2" x 8'2" (2.8m x 2.5m) With double glazed UPVC window to front elevation, radiator beneath, decorative ceiling cornice, loft access hatch.

HOUSE BATHROOM

An attractive white suite comprising low flush w.c., pedestal wash basin, panelled bath with shower above and shower screen, part tiled Travertine wall and floor tiles, chrome ladder effect heated towel rail, double glazed UPVC window to front, double shaver socket, wall mounted medicine cabinet with mirrored doors.



TO THE OUTSIDE

The property enjoys generous parking area to front with tarmac drive, "crunch-gravel" border with electric lighting and fenced perimeter.

GARAGE

16'9" x 8'11" (5.13m x 2.72m)

Manual up and over door, light and power laid on, with overhead storage.

REAR GARDEN

