

**GARDENS**

To the front, raised lawn garden with mature hedging to the perimeter and established weeping willow offering additional privacy. To the rear, which can be accessed via either side of the property there is an established lawned garden with fruit trees, deep well stocked borders and a variety of bushes and shrubs and mature hedging and fenced perimeter.

A generous stone flagged patio area provides a suitable space for outdoor entertaining and enjoying the afternoon sun.



**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 January 2021



Jasmine Cottage, St Johns Avenue, Thorner, LS14 3BZ NOT TO SCALE For layout guidance



**Thorner ~ Jasmine Cottage, 57 St Johns Avenue, Thorner LS14 3BZ**

A truly unique and skilfully extended three-bedroom detached property occupying a "leafy" position within easy access of the village Main Street, together with commuting to surrounding business centres including Leeds, York and Harrogate.

- Eye catching detached home
- Superb dining/kitchen with integrated appliances
- Engineered oak floors to the lounge, kitchen diner area and hall
- Fully insulated walls, floor and roof, together with triple glazed windows
- Modern bathroom suite and fittings
- No onward chain



**1 Recep 3 Beds 1 Bath 1 En-suite**

**£587,000 OFFERS OVER FOR THE FREEHOLD**

**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

Heading west on A64 turn right onto Thorner Lane, continue onto Sandhills for approximately 1/2 mile into Main Street for 1 mile, turn right into into St Johns Avenue and the property is identified by a Renton & Parr to let sign on the left hand side.

### THE PROPERTY

A unique property finished to an exacting standard with Shreiber kitchen with integrated appliances, modern bathroom suites and engineered oak floors to the lounge, kitchen dining area and hall. The property has been fully insulated to walls, roof and floors, and benefits from triple glazed UPVC windows.

The property enjoys an established position within walking distance of the village Main Street and good range of local amenities.

The comprehensive accommodation in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

### ENTRANCE HALL

With engineered oak floor, double radiator, cloaks cupboard, useful understairs storage cupboard, inset LED ceiling spotlights, turned staircase to first floor.

### LOUNGE

18' 9" x 16' 3" (5.72m x 4.95m)



A lovely light room with large walk-in bay window to front with double radiator beneath, additional side window with double radiator beneath, vaulted ceiling with two Velux windows, engineered oak floor, fireplace and chimney breast, T.V. power and aerial points. Secondary lighting circuit.



### DINING KITCHEN

28' 1" x 12' 9" (8.56m x 3.89m)



With fitted Schreiber kitchen comprising cream wall and base units, cupboards and drawers, rolled work surfaces, integrated appliances include fridge freezer, Neff oven, four ring Neff hob with extractor fan above, dishwasher, space and plumbing for automatic washing machine, inset one and a quarter bowl stainless steel sink unit with mixer tap, tiled splashback and part tiled walls, triple glazed windows enjoying pleasant outlook over rear garden and stone flagged patio area, engineered oak flooring, loft access hatch, T.V. power and aerial points, LED lighting, three velux windows with remote control, wall mounted radiator, single door to rear.

The space flows seamlessly into a generous dining area with dual aspect, triple glazed windows to side and rear, double radiator beneath.

### BEDROOM TWO

11' 8" x 9' 7" (3.56m x 2.92m)

With triple glazed window to rear, radiator beneath, T.V. power and aerial points, inset LED ceiling lights, engineered oak floor.



### BEDROOM THREE / HOME OFFICE

12' 8" x 8' 7" (3.86m x 2.62m) (into the bay)

Walk-in bay window to the front with triple glazed windows, radiator beneath, T.V. power and aerial points, inset LED ceiling lights, engineered oak floor.

### BATHROOM

8' 4" x 6' 2" (2.54m x 1.88m)

A modern bathroom suite comprising panelled bath with mixer tap and wall mounted Bristan shower above with glass shower screen, low flush w.c., vanity wash basin, shaver point, chrome ladder effect heated towel rail, attractive part tiled walls, single radiator, extractor fan, LED ceiling lights, obscured glass double glazed window.

### FIRST FLOOR

### LANDING AREA

With two Velux windows, LED ceiling lights, single

radiator.

### BEDROOM ONE

19' 10" x 13' 5" (6.05m x 4.09m)

Triple glazed shaped window to front, radiator beneath, further triple glazed window to rear aspect with radiator beneath, LED ceiling lights, secondary lighting circuit, T.V. power and aerial points.



### EN-SUITE SHOWER ROOM

14' 8" x 4' 6" (4.47m x 1.37m)

The shower room comprises low flush w.c., vanity wash basin, walk-in shower with glass shower screen, part tiled walls, chrome ladder effect heated towel rail, single radiator, velux window, inset LED ceiling lights, extractor fan, double shaver socket.



### TO THE OUTSIDE

A five bar wooden gate to front serves access to gravelled driveway providing off-street parking and leads to :-

### DETACHED SINGLE GARAGE

With remote controlled electric door. Carport to side.