



**TENURE**

Freehold.

**COUNCIL TAX**

Band C (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 October 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**Thorner ~ 11 Kirkfield Crescent, LS14 3 EN**

An extended three- bedroom, semi-detached house with generous sized gardens, garage and enjoying a popular village location.

- Lounge and separate dining room
- Wrap around kitchen extension with utility and downstairs wc.
- Three bedrooms and bathroom
- Solar panel heating
- Generous sized enclosed gardens to the rear with garage
- Edge of village location, close to open fields
- Excellent opportunity for cosmetic improvements to personal taste

**£280,000** PRICE REGION



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

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

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## Property Description

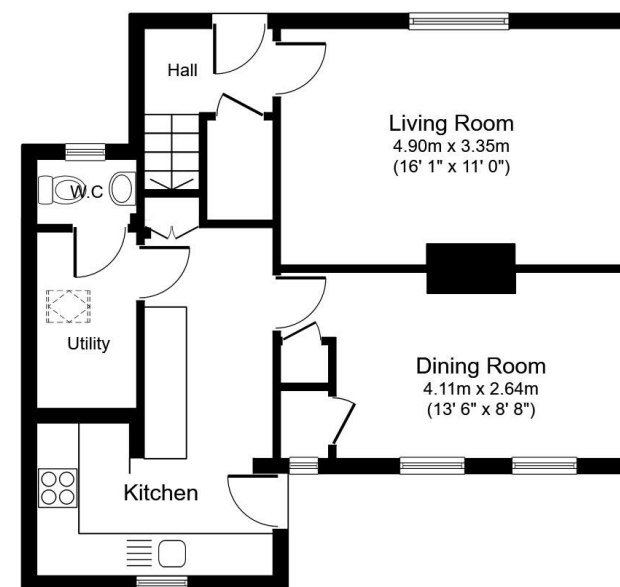
A three-bedroom semi-detached house in Thorner village offered on the open market for the first time in over 40 years. Situated on the edge of this popular village the property has been extended to the ground floor, and now provides generous sized family accommodation with enclosed garden to rear.

The property has the benefit of double-glazed windows, gas central heating and solar panel heating.

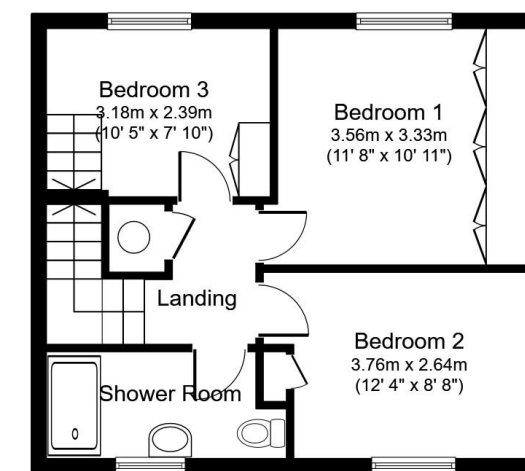
The property provides scope for cosmetic improvements and upon entering the home you will find on the ground floor, an entrance hall with useful storage cupboard, spacious lounge and separate dining room. An L shaped extended kitchen with wall and base cupboards, built in oven and hob, tiled floor and rear entrance door leading out to the garden. There is also a useful utility room and downstairs toilet.

On the first floor there are three bedrooms two with fitted wardrobes and a shower room with three-piece suite. To the outside lawned garden with borders to the front and an enclosed, private rear garden and garage ideal for storage or parking.

Thorner is a most sought-after rural village to the north east of Leeds, situated five miles from the city. There is a strong community spirit and a variety of recreational facilities. The London/Edinburgh A1 motorway is only a five minutes' drive away at Bramham also easy access to the M1 and M62.



Ground Floor



First Floor

NOT TO SCALE For layout guidance only

