



THORESBY HOUSE & GALE HOUSE
THORNER LANE, SCARCROFT, LS14 3AW

www.linleyandsimpson.co.uk

**LINLEY &
SIMPSON**

Land & New Homes

THORESBY HOUSE & GALE HOUSE

Situated within the highly sought after and opulent village of Scarcroft, Thoresby House & Gale House are a sumptuous pair of 4 bedroom semi-detached family homes extending over three floors.

Each home has been sympathetically designed to offer spacious accommodation and boasts a large open plan family dining kitchen with bi-fold doors and two orangery lanterns immersing the living space with ample natural light. The kitchen will come fully fitted and include a range of high quality fixtures such as a double electric oven, boiling hot water tap, wine cooler and a dishwasher as well as each bathroom including luxurious contemporary sanitary ware with chrome fittings, tiled walls and floors and heated towel rails.

Both properties are situated in their own mature landscaped grounds with a driveway and turfed gardens with tree and shrub planting to the front and rear of each home.

SCARCROFT & LEEDS

Nestled in the prestigious village of Scarcroft, just over 8 miles from the vibrant Leeds City Centre, you'll reap the benefits of both town and country living as you find the charming village to be surrounded by miles of open countryside but with excellent connections to nearby Leeds and the historic market town of Wetherby. A short walk will find you at Scarcroft golf course, along with other internationally acclaimed golf courses and leisure centres. The picturesque Roundhay Park, one of the biggest city parks in Europe, featuring gardens, walking trails, lakes and sports fields is just a 10 minute drive away. There are plenty of leisure opportunities to be had when residing in such a conveniently located village.

The vivacious and ever-evolving City of Leeds offers a wide variety of retailers which can be found on the high streets, as well as historic shopping arcades filled with premium stores. The unrivalled food and drink scene can be found in abundance throughout the city and filtering out into nearby towns and suburbs with fine dining, the world's best chain restaurants, street food, pubs and cocktail bars all available to those seeking the fantastic balance of country and city living.

For the commuter, Scarcroft is conveniently placed for the excellent motorway network and is just a 30-minute drive away from Leeds Bradford Airport. There are also two train stations nearby and regular serviced bus routes.





*Note internal images are for information purposes only to show the style and quality of finishes.

SPECIFICATION

KITCHEN

- Fitted kitchen units, worktops & splashbacks
- Self-closing drawer pack, soft closers to all unit doors & cutlery draw insert
- Double electric oven / gas hob (electric ceramic hob where applicable) / extractor chimney hood
- Boiling hot water tap & wine cooler
- Integrated 70/30 fridge/freezer
- Inset sink 1.5 bowl & chrome Monobloc tap
- Integrated dishwasher
- Chrome recessed downlighters
- Under unit lighting

UTILITY

- Fitted kitchen units & square edged worktops
- Stainless steel inset sink single bowl & chrome tap
- Integrated washer/dryer
- Floor tiling
- Chrome recessed downlighters

MAIN BATHROOM

- Contemporary white sanitary ware & full/semi basin pedestal (where applicable)
- Chrome Hansgrohe single lever basin mixer with popup waste
- Freestanding bath tub with thermostatic bath filler
- Separate shower with thermostatic multi valve with Raindance showerhead
- Ceramic wall tiling
- Floor tiling
- Chrome recessed downlighters
- Chrome heated towel rail

EN SUITE

- Contemporary white sanitary ware
- Chrome Hansgrohe single lever basin mixer with popup waste
- Ceramic wall tiling
- Shower enclosure complete with glass door/chrome frame & Hansgrohe thermostatic shower
- Chrome recessed downlighters
- Chrome heated towel rail

HALL & LANDING

- Floor tiling to hallway and carpets to stairs and landing
- Feature oak handrail complete with oak newel post and glass balustrade
- Laundry shoot

HEATING

- Gas fired central heating, radiators including thermostatic valves
- Zoned underfloor heating to the ground floor
- Digital room stats
- Log burner to the sitting room

ELECTRICAL

- Telephone point to the study
- Television socket, aerial point to sitting room, master bedroom & family room
- Smoke detectors
- Carbon Monoxide detector
- Security alarm system
- Front external lights (dusk till dawn sensors)
- Front door bell
- Vehicle charging points

INTERNAL & EXTERNAL WINDOWS & DOORS

- Velfac premium aluminum windows and doors
- Powder coated aluminium doors
- Aluminum composite front & rear doors
- Contemporary 4 panel oak timber internal doors complete with chrome door furniture

DECORATION

- Emulsion to walls & white emulsion to ceilings
- Painted woodwork

EXTERNAL FEATURES

- Fencing (refer to boundary types key plan)
- Timber fencing to rear gardens
- Timber side gate to rear access
- Block paving to drives and parking area

GARDENS

- Front & rear garden turfed
- External tap
- Garden house (office/studio) with electricity, heating and an integral storage unit (upgrades available, inquire for more information)
- Seamless outdoor patio running through from dining kitchen

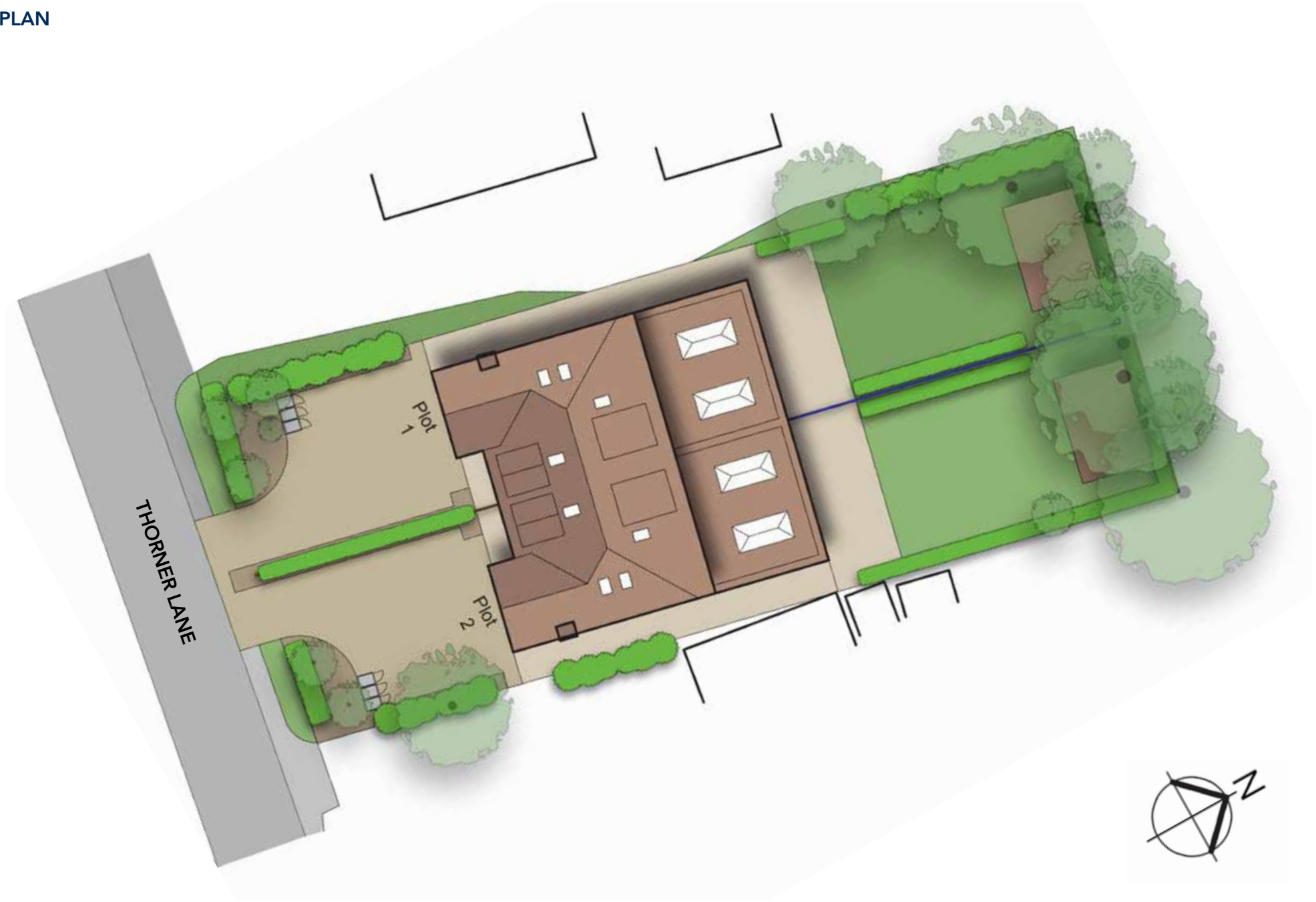
WARRANTY

- 10 year structural warranty by FMB insurance services (build assure)





SITEPLAN





Ground Floor

Approx Gross Floor Area = 2712 Sq. Feet
= 251.95 Sq. Metres



First Floor



Second Floor



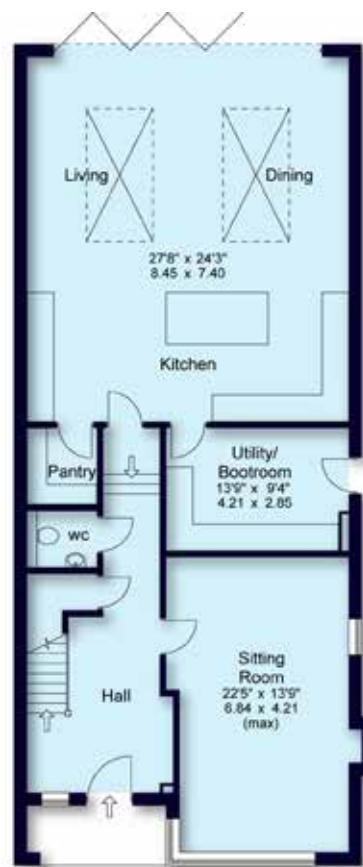
THORESBY HOUSE & GALE HOUSE

Upon entering the spacious hallway for Thoresby and Gale House, the sumptuous and meticulously designed features are detected. From the oak handrail complete with oak newel post and glass balustrade, down to the floor tiling chosen for this new home; these properties boast their quality and design. To the ground floor, an open plan family kitchen dining room becomes the heart of the home, with bi-fold doors and a seamless outdoor patio allowing the living area to unnoticeably transition to the rear garden. A generous and separate sitting room, utility room, downstairs WC and panty come together to complete the ground floor.

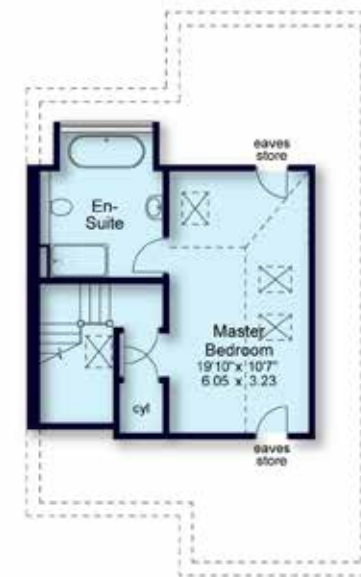


The first floor comprises a guest bedroom with en suite shower room, two further double bedrooms and a modern house bathroom. The master bedroom can be found on the second floor where it features well-proportioned bedroom space along with its own en suite bathroom featuring a free standing bath and separate shower.

Dimensions	Metric(m)	Imperial
Ground Floor		
Sitting Room	6840 x 4210 (max)	22'5 x 13'9
Kitchen/Living/Dining	8450 x 7400	27'8 x 24'3
Utility/Boot Room	4210 x 2850	13'9 x 9'4
First Floor		
Guest Bedroom	4850 x 4210 (max)	15'10 x 13'9
Bedroom 3	4450 x 4210	14'7 x 13'9
Bedroom 4	4030 x 3050	13'2 x 10'0
Second Floor		
Master Bedroom	6050 x 3230	19'10 x 10'7
Overall	251.95sqm	2,712sqft



Approx Gross Floor Area = 2712 Sq. Feet
= 251.95 Sq. Metres

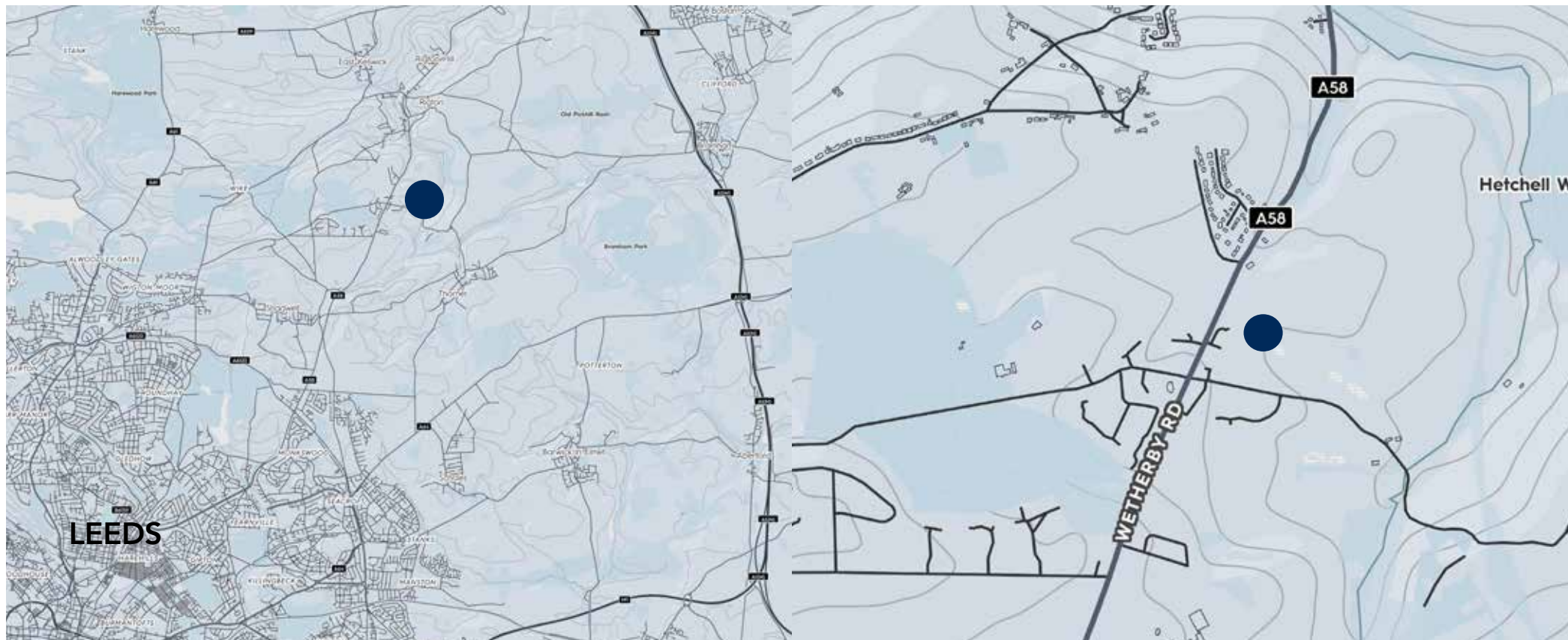


For illustrative purposes only. Not to scale.

Map & Directions

From Wetherby

Take the A58 (Wetherby Road) from Wetherby and head west towards Collingham for approximately 5 miles until you reach the village of Scarcroft. Once in Scarcroft, take a left onto Thorner Lane. Thoresby and Gale House is on your left in 150 yards and can be identified by the agency signage.



Agents note: Linley & Simpson has taken all reasonable care in the preparation of the contents of this information and intends that the information is accurate at the time of its production. However, such information can be subject to change and therefore we do not warrant its accuracy. Particulars are for illustration only. We operate a policy of continuous product development and individual features may vary from time to time. Consequently, these particulars should be treated as general guidance only and do not constitute a contract, part of a contract, or a warranty. You should take appropriate steps to verify any information upon which you wish to rely. Linley & Simpson shall not be liable for damages of any kind of nature whatsoever arising out of or related to any form of marketing literature or the information it contains.

Linley & Simpson 30 North Street, Wetherby LS22 6NN

T: 01937 586060

E: landandnewhomes@linleyandsimpson.co.uk

Branches throughout North & West Yorkshire.

**LINLEY &
SIMPSON**

Land & New Homes