



11 THE CLOSE

LEEDS, LS14 3EF

£525,000
FREEHOLD

Wonderful three-bedroom detached family home on a corner plot with far-reaching countryside views in the pretty village of Thorner

MONROE

SELLERS OF THE FINEST HOMES

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- Detached family home
- Three double bedrooms and a house bathroom
- Newly fitted kitchen with integrated appliances
- Potential to extend
- Large south-facing garden
- Garage and off-street parking
- Peaceful village location
- Far-reaching village and countryside views



Modern detached family home with offers plenty of spac

This well-presented detached family home offers plenty of living space, a large garden, and wonderful countryside views in the highly sought-after location of Thorner.

The light-filled kitchen diner has to be the standout feature of this home! Boasting a modern recently fitted Symphony kitchen, double Neff ovens, integrated appliances, a breakfast bar, and granite worktops. The kitchen has dual-aspect windows and French doors onto the garden flooding it in natural light and offering views of the garden and the countryside beyond. The kitchen opens out onto a spacious living-dining area. Additionally, the ground floor offers a large formal living room with doors onto the garden, WC, and useful utility area.

Upstairs there are three double bedrooms along with the house bathroom.

Externally, there is a large rear garden with terrace, mature planting and outstanding village and countryside views. To the front is a private drive and a single garage.

Additionally, this home offers scope to add a double-story extension where the garage currently stands and

an attic that could be readily converted into additional living space.

ENVIRONS

Conveniently located close to Wetherby, Leeds and York, with the A58 at one end of the village and the A64 at the other, Thorner offers fantastic connectivity combined with a rural, idyllic setting. This home is nestled in the heart of the village and is just a very short walk to many local amenities located on Main Street. Equally, this semi-rural spot is just a short drive from the popular market town of Wetherby and the village of Boston Spa.

REASONS TO BUY

- Detached family home
- Three double bedrooms and a house bathroom
- Newly fitted kitchen with integrated appliances
- Potential to extend
- Large south-facing garden
- Garage and off-street parking
- Peaceful village location
- Far-reaching countryside views

SERVICES

We are advised that the property has mains water, electricity, and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Gross internal floor area including garage (approx.): 129.2 sq m (1,391 sq ft)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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