



**34 KIRKHILLS**  
LEEDS, LS14 3EX

**£550,000**  
FREEHOLD

This bright and spacious four-bedroom family home boasts a wonderful south-facing garden in the highly sought-after location of Thorner.

**MONROE**

SELLERS OF THE FINEST HOMES



## 34 KIRKHILLS

- Beautifully presented detached family home
- Three double bedrooms and a single
- House bathroom and an en-suite
- Modern fitted kitchen with integrated Neff appliances
- Extended over the garage to create a spacious principal bedroom
- Large, professionally landscaped south-facing garden
- Fabulous garden room with heat and power that could be used as a home office
- Garage and off-street parking
- Sought after village location



You enter this home into a light and welcoming entrance hallway that grants access to a large formal living room with patio doors onto the lovely south-facing garden. There is a spacious snug again with access to the rear garden and a downstairs WC. The modern open-plan kitchen diner includes integrated Neff appliances and leads to a useful utility room with space for a washing machine, dryer, and freezer.

Upstairs boasts a large principal bedroom with a stylish en-suite bathroom and fitted wardrobes. There are a further two double bedrooms and a single along with a house bathroom.

Externally, there is a professionally landscaped south-facing rear garden with Indian stone paving, a pergola, and a fabulous summer house with heating and power that could be used for a variety of purposes including a home office or games room. To the front is a private driveway offering ample off-street parking, a well-tended front garden, and a single garage.

To book a viewing of this wonderful family home, call Monroe.

### 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 an idyllic rural 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

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### SERVICES

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

### LOCAL AUTHORITY

Leeds City Council

## TENURE

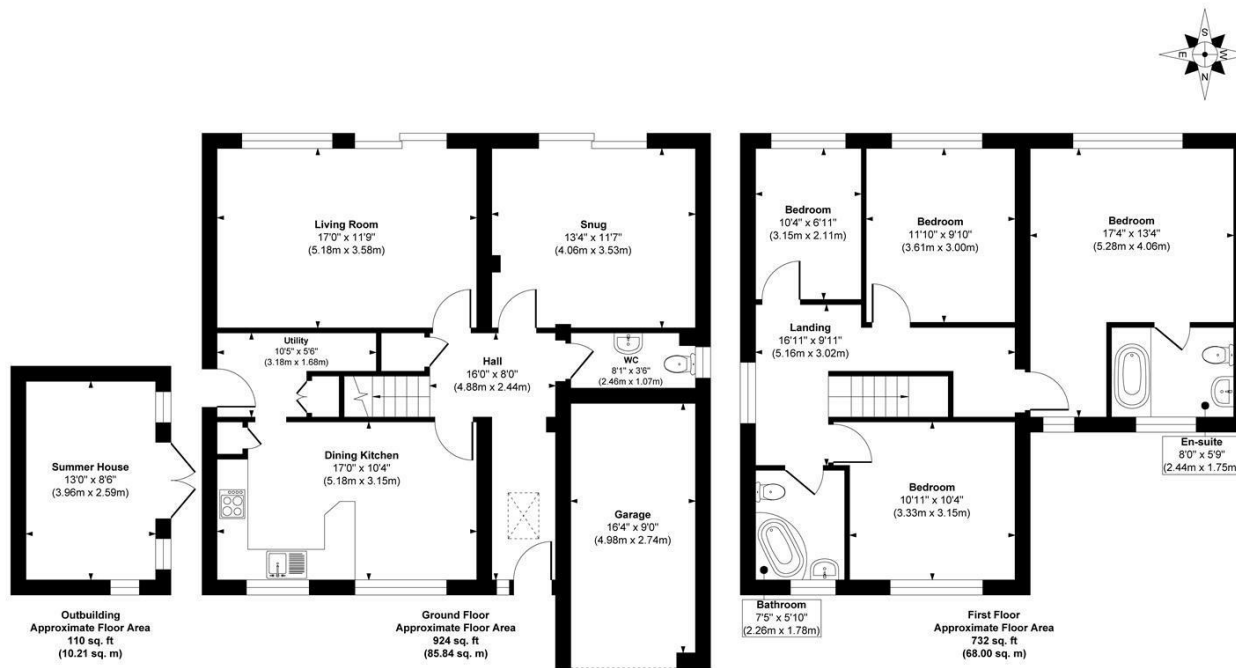
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 34 KIRKHILLS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	73	82

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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MONROE

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