



25 CHURCH VIEW
LEEDS, LS14 3ED

£350,000
FREEHOLD

Looking for a turnkey-ready two-bedroom property in the stunning Thorner?

MONROE

SELLERS OF THE FINEST HOMES

25 CHURCH VIEW

- Thorner Village Location • Two Bedrooms • Period Property • Private Lawned Back Garden • Converted Cellar • Off Street Parking • Countryside Walks • Excellent Travel Links for Wetherby & Leeds



Welcome to 25 Church View in Thorner, a beautiful village just a short distance from Leeds. This exquisite home features two bedrooms and boasts a modern kitchen and a delightful private garden.

This fantastic property features a stylish, fully equipped kitchen with an integrated Smeg hob and Belling oven.

Experience the openness of the bright living room with its high ceilings, stylish media wall, and a sleek modern electric feature fire.

Discover the first floor with its inviting primary bedroom featuring a striking wood-panelled accent wall. A bonus single bedroom and a fully tiled house bathroom complete with a shower over the bath offer comfort and convenience.

Additionally, this home has an amazing lower-level area, complete with a bar, utility space, entertainment area, and an extra room, perfect for hosting and unwinding.

Outside, this property offers generous outdoor space, a stunning private lawned garden, off-street parking, and a raised decking area perfect for family gatherings. Additionally, there's a spacious outdoor storage cupboard.

This stunning character property in a prime location

near Wetherby and Boston Spa could be your ideal home! Don't miss out – call Monroe now to arrange your viewing.

ENVIRONS

This property is conveniently located near the A58 at one end of the village and the A64 at the other, providing excellent connectivity while situated in a peaceful rural setting. The home is nestled in the heart of the village on Church View and is just a short walk from various local amenities on Main Street. It's also a brief drive from the popular market town of Wetherby and the village of Boston Spa.

REASONS TO BUY

- Character Property
- Peaceful village location
- Superb amenities nearby
- 1850s character property
- Two bedrooms
- Extensive private garden
- Off-street parking

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

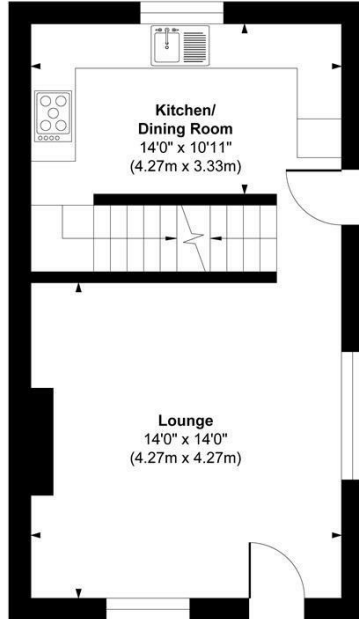
Strictly through the selling agent - Monroe Estate Agents.

25 CHURCH VIEW

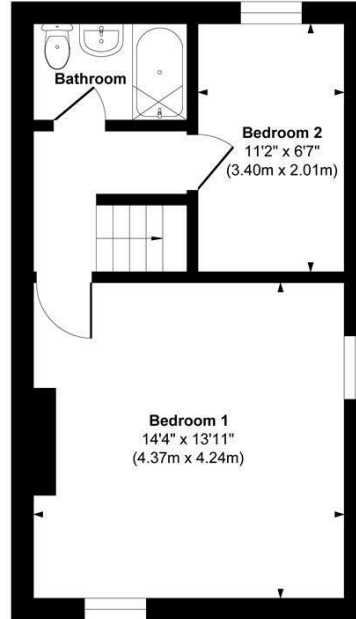




Lower Ground Floor
Approximate Floor Area
329 sq. ft
(30.60 sq. m)



Ground Floor
Approximate Floor Area
364 sq. ft
(33.80 sq. m)



First Floor
Approximate Floor Area
364 sq. ft
(33.80 sq. m)

Approx. Gross Internal Floor Area 1057 sq. ft / 98.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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