



10 MAIN STREET
LEEDS, LS14 3DX

£675,000
FREEHOLD

Are you looking for a spacious four bedroom home in the heart of Thorner? Look no further than the New House! This property benefits from ample living accommodation, all the necessities of modern day living and sits within a spacious plot.

MONROE

SELLERS OF THE FINEST HOMES

10 MAIN STREET

- Central Village location
- Spacious family living
- Four TRUE double bedrooms
- Handcrafted sash windows
- Double fronted with great kerb appeal
- Double garage
- Gated grounds to the rear
- Off street parking for at least two cars
- South facing garden
- Easy commute to Leeds city centre



The New House has been built sympathetically to reflect the period properties throughout Thorner village, and boasts a tonne of curb appeal, featuring handcrafted sash windows throughout. The entrance hallway is light and spacious and gives access into the spacious kitchen/diner and a large family lounge. The kitchen features solid wood work tops and plenty of cupboard storage. This spacious room could accommodate both dining and lounge furniture, a great space for all the family to congregate! To the left of the hallway one will find the well proportioned family living room which boasts dual-aspect windows and is flooded with natural light.

To the first floor the property accommodates four spacious double bedrooms., the principle being further enhanced by an en-suite shower room. A family bathroom completes the first floor. All rooms are accessed via a wide and bright landing.

Externally the property benefits from a private south facing garden, laid mainly to lawn. There is ample parking for two cars on the driveway which is accessed via an imposing set of wooden gates. The double garage provides additional parking for two cars, or alternatively could be converted to a home office or gym / entertainment space.

The property has been decorated neutrally throughout and gives scope to add your own stamp if desired.

To find out more about the New House and to arrange your viewing, call Monroe.

ENVIRONS

Conveniently located close to Wetherby, Leeds and York, and with easy access to the A58, A1 and the East Leeds Orbital Road, 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. Equally, this semi-rural spot is just a short drive from the popular market town of Wetherby and the village of Boston Spa which offer a wide range of fantastic bars and eateries.

REASONS TO BUY

- Well-presented throughout
- Gated residence
- Ample off-street parking
- Peaceful village location
- Private, walled garden
- Mock-period features throughout
- 4 bedrooms
- 2 spacious reception rooms

SERVICES

We are advised that the property has mains water,

electricity, and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

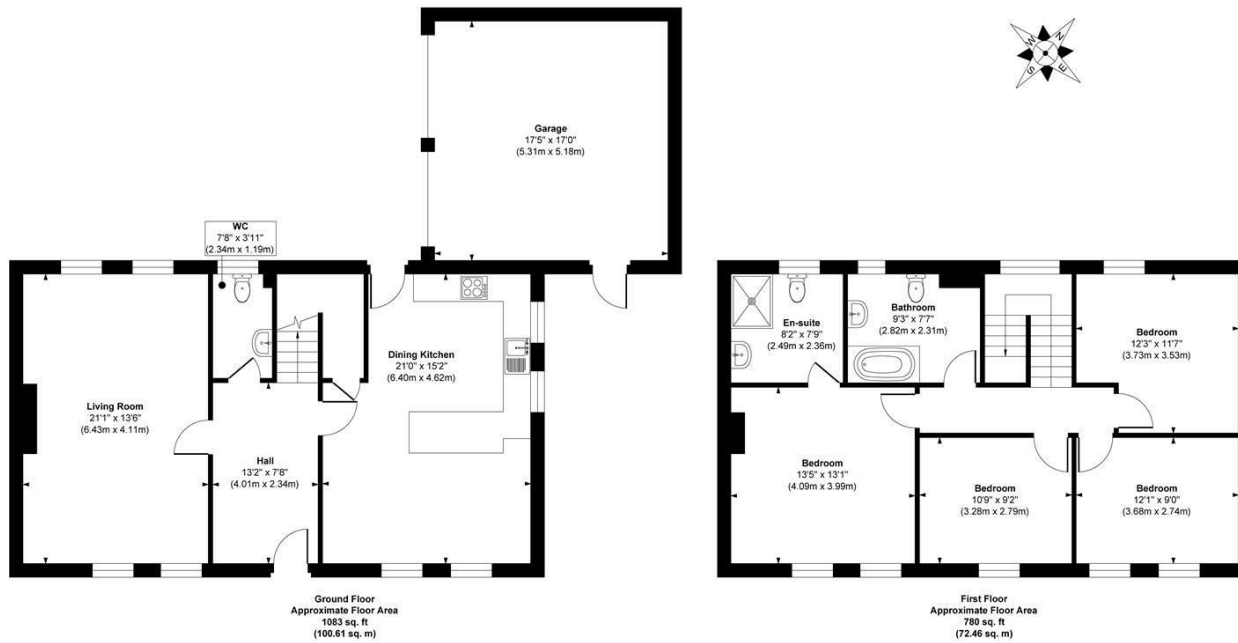
We are advised that the property is chain-free, freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

10 MAIN STREET





Approx. Gross Internal Floor Area 1863 sq. ft / 173.07 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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