



6 AVONDALE VILLAS

LEEDS, LS14 3DQ

£475,000
FREEHOLD

Immaculately presented four-bedroom period property with a secret garden and beautiful countryside views in the sought-after location of Thorner.

MONROE

SELLERS OF THE FINEST HOMES

6 AVONDALE VILLAS

- Immaculate period property
- Four bedrooms
- Two bathrooms
- Newly fitted kitchen
- Beautiful period features throughout
- Wonderful secret garden to the rear
- Far reaching countryside views
- Off-street parking
- Popular Thorner location



This immaculately presented four-bedroom period home has been meticulously restored by the current owners and oozes charm and character!

Entering the lounge from the hallway you are immediately struck by the high ceilings with beautifully ornate cornicing, a stained glass bay window, and a feature fireplace with log burning stove. The separate dining room also benefits from high ceilings and molded cornicing, fireplace, and patio doors onto the rear southeast-facing courtyard garden. The recently fitted kitchen boasts contemporary units, quality appliances, and a stable door to the courtyard.

The first floor accommodates three spacious bedrooms, one currently used as a home office and a shower room. The principal bedroom boasts ornate moulded ceilings and sash windows with beautiful far-reaching countryside views to the front of the property.

The second floor has been converted to provide another large, bright bedroom and modern bathroom with a freestanding bath, separate shower, and Velux window flooding it with natural light.

Externally, the pretty rear courtyard opens onto a driveway offering plenty of off-street parking and a wonderful secret garden beyond that boasts a sitting area, lawn, many mature plants and shrubs, and stunning greenbelt views.

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 in a peaceful location a short walk to local amenities 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

- Immaculate period property
- Four bedrooms
- House bathroom and a shower room
- Newly fitted kitchen with quality appliances
- Beautiful period features throughout
- Wonderful secret garden to the rear
- Far-reaching countryside views
- Off-street parking
- Sought after Thorner location

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

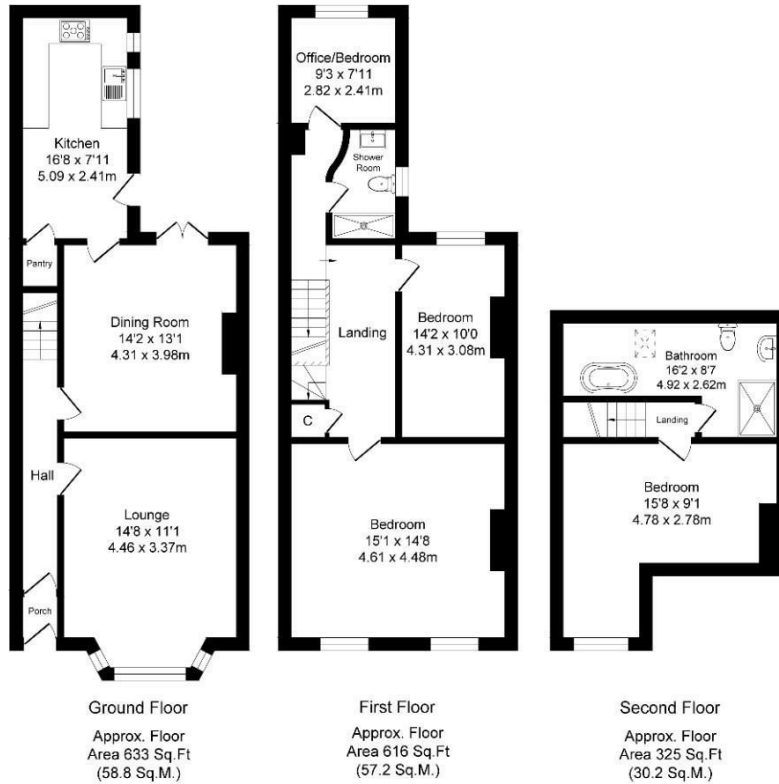
Strictly through the selling agent - Monroe Estate Agents.

6 AVONDALE VILLAS



Avondale Villas, Thorner
 Total Approx. Floor Area 1574 Sq.ft. (146.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		47	
(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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