



8 BUTTS GARTH

LEEDS, LS14 3DA

£875,000
FREEHOLD

This spacious 2500 sqft home is nestled in the heart of Thorner Village, perfect for family living and conveniently located within walking distance of Thorner Primary School.

MONROE

SELLERS OF THE FINEST HOMES

8 BUTTS GARTH

- Detached Family Home • Village Location • Walking Distance To Thorner Primary • Four Bedrooms • Two Bathrooms • Spacious Driveway • Double Garage • Beautiful Garden



8 Butts Garth is an extraordinary family home situated just off the main street in Thorner, providing ample space for the family and conveniently located within walking distance of the park, church, and Thorner Primary.

You confidently enter a spacious entrance hallway, leading to a formal living room with a modern fireplace and providing access to the light and bright dining room. The bespoke modern kitchen boasts Bosch built-in appliances and a breakfast bar.

Downstairs also has a guest WC, access to the integral double garage, and the added benefit of a snug.

Upstairs, the property confidently presents four bedrooms, one with a modern en suite, all equipped with fitted wardrobes, and a stylish house bathroom.

The property boasts a beautifully landscaped garden on three sides, complete with a variety of patios and seating areas.

This home is fully move-in ready and showcases bright, spacious living areas.

ENVIRONS

Thorner is conveniently located near Wetherby, Leeds, and York, with easy access to the A58, A1, and the East

Leeds Orbital Road. It offers excellent connectivity in a rural and idyllic setting. This home is nestled in the heart of the village and is just a short walk from many local amenities. Additionally, this semi-rural location is a short drive from the popular market town of Wetherby and the village of Boston Spa, both of which offer a wide range of fantastic bars and eateries.

REASONS TO BUY

- Detached Family Home
- Peaceful Village Location
- Superb amenities nearby
- Four Bedrooms
- Private Garden
- Driveway With Space For Four Cars

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.

8 BUTTS GARTH





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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