



8 BUTTS GARTH

LEEDS, LS14 3DA

£875,000
FREEHOLD

The perfect family home in the desirable village of Thorner! This spacious 4 bedroom detached home is tucked away off the main high street benefitting from plenty of parking, enclosed garden and double garage. An amazing opportunity to acquire a home with so much potential to further develop with over 2,500 sqft of living accommodation!

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

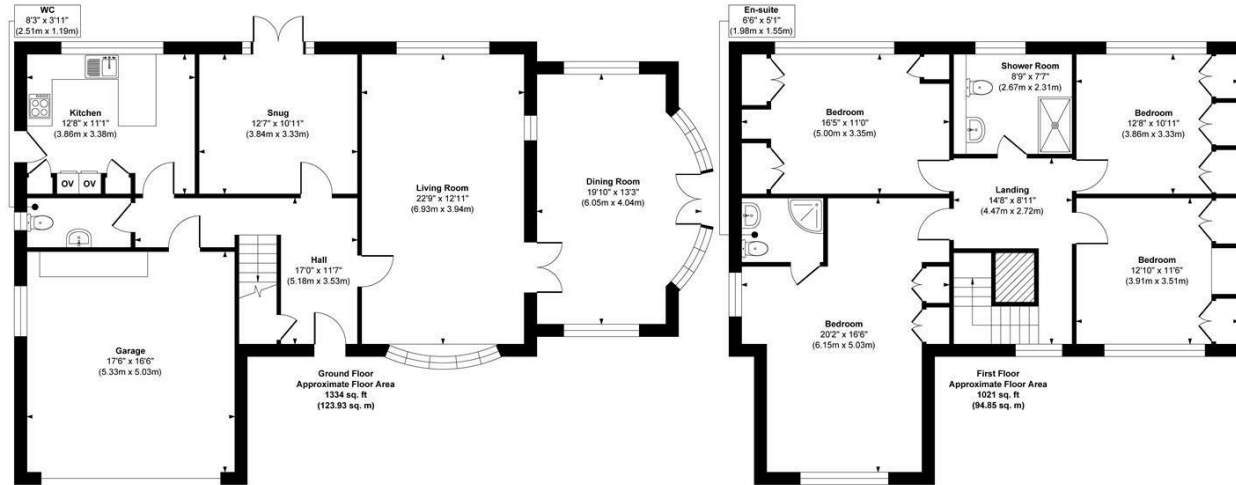
completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

8 BUTTS GARTH





Approx. Gross Internal Floor Area 2355 sq. ft / 218.78 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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