



**Kirkfield Lane, Thorner Leeds LS14 3EP**

**welcome to**

**Kirkfield Lane, Thorer Leeds**

William H Brown is proud to present to the market this THREE bedroom DETACHED house for sale now. This property benefits from a DRIVEWAY and GARAGE, beautiful scenic views from the REAR garden. Viewings are highly recommended to appreciate this property, call us NOW on 0113 260 0945.



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This property comprise in brief on the ground floor; entrance porch giving access to the lounge, dining room, kitchen, guest W/C and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms and the house bathroom. Externally, to the front this property benefits from a driveway and garage providing off-street parking. Additionally,, to the rear there is a low maintenance garden with decking area; perfect for those summer days. A real highlight of this property is the rear garden; the rear garden boasts expansive and picturesque vistas.

Situated in Leeds East LS14 enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Neighbouring Crossgates and Oakwood offer additional amenities.

### Lounge

11' 1" x 15' 1" ( 3.38m x 4.60m )

### Dining Room

9' 2" x 9' 6" ( 2.79m x 2.90m )

### Kitchen

9' 6" x 9' 7" ( 2.90m x 2.92m )

### Guest W/C

### Bedroom One

11' 8" x 13' 3" ( 3.56m x 4.04m )

### Bedroom Two

11' 1" x 8' 4" ( 3.38m x 2.54m )

### Bedroom Three

7' 6" x 11' 7" ( 2.29m x 3.53m )

### Bathroom



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welcome to

## Kirkfield Lane, Thorner Leeds

- DETACHED HOUSE
- THREE BEDROOMS; INTEGRATED WARDROBES
- TWO RECEPTIONS ROOMS; GUEST W/C
- OFF-STREET PARKING; GARAGE AND DRIVEWAY
- BEAUTIFUL SCENIC VIEWS FROM THE REAR GARDEN

Tenure: Freehold EPC Rating: C

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT109757 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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