



Camp Square, Leeds

- PERIOD COTTAGE
- IN NEED OF MODERNISATION
- EPC RATING E / COUNCIL TAX BAND D

- FIRST TIME TO MARKET IN OVER 50 YEARS
- MUCH LOVED FAMILY HOME
- IN THE HEART OF THORNER

Asking Price £275,000

HUNTERS[®]
HERE TO GET *you* THERE

Camp Square, Leeds

DESCRIPTION

This most charming period cottage is set within the centre of the pretty village of Thorner which has been a much loved family home for over 50 years.

Nestled within the heart of Thorner village, this most charming stone-built cottage is in need of modernisation however does retain much of the buildings original character and charm including the mantle in the living room which was sourced from the bell tower in the village church.

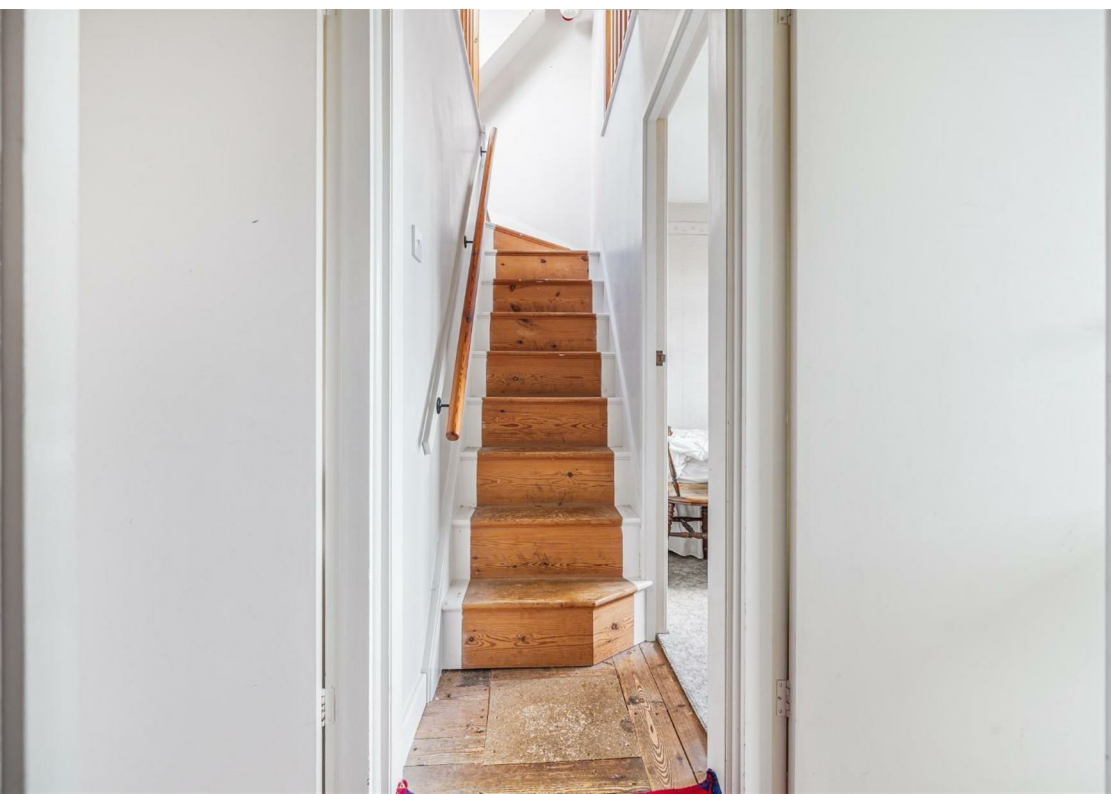
On approaching the property, the discerning purchaser is greeted via a courtyard with a stone outbuilding the rear access opens to a breakfast kitchen from there to a sitting room which provides for a warm and cosy setting. Progressing further into the property, this delightful home begins to provide a glimpse of the quality and space on offer. Further ground floor accommodation includes a front entrance hall.

Stairs from the entrance hallway provide access to the first-floor landing which provides access to all the first-floor accommodation. The two further well-proportioned bedrooms share the facilities of a house bathroom. On the landing you will also find a second flight of stairs which leads to the large loft room that can be used for many functions. Throughout the property you will find gas central heating.

Outside the property has a well-stocked and established garden which is laid mainly to lawn and mature shrub and borders with paved pathway which has a "right of access" from the neighbouring cottages.

Thorner remains one of the more sought-after villages in the north Leeds area being within 8 miles of Leeds City Centre, Leeds General Hospital and St James Hospital, Leeds Bradford Airport and the Grammar School. The village is blessed with delightful surrounding countryside with an array of bridle paths. The village itself with its notable wide main street offers a good range of amenities including two public houses, restaurant, village shop and post office, as well as bowling green, cricket ground, tennis club, village hall, church and junior school. The area is considered ideal for the commuter as easy access can be gained onto the A64, Leeds and to the A1 linking with the region's motorway network.

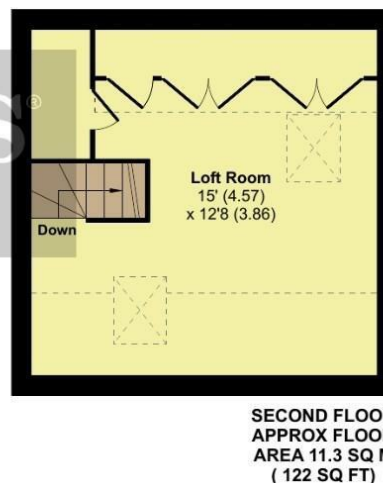
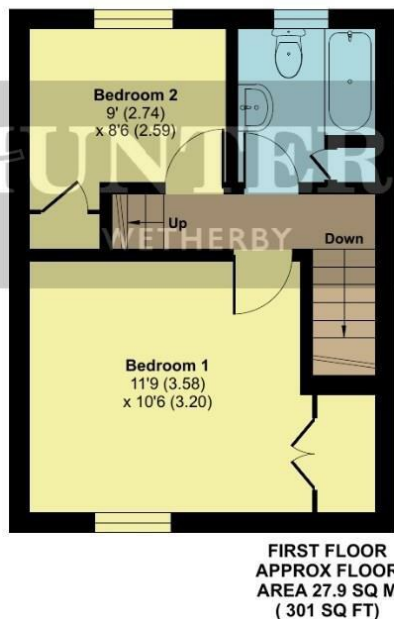
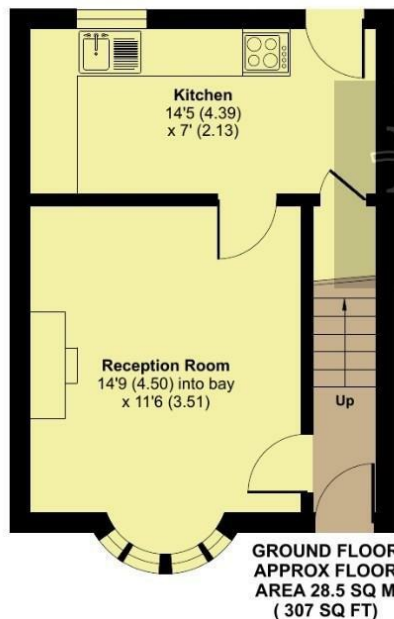
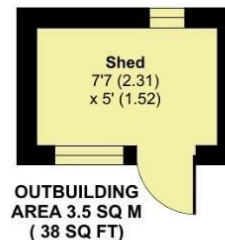




Camp Square, Thorner, Leeds, LS14



Approximate Area = 730 sq ft / 67.8 sq m
 Limited Use Area(s) = 93 sq ft / 8.6 sq m
 Outbuilding = 38 sq ft / 3.5 sq m
 Total = 861 sq ft / 79.9 sq m
 For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Hunters Property Group. REF: 1050681

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

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