



## Kirkfield Lane, Leeds

- THREE BEDROOM DETACHED HOUSE
- LARGE CONSERVATORY WITH UNDERFLOOR HEATING
- EPC RATING D / COUNCIL TAX BAND C
- GARAGE AND OFF STREET PARKING
- UNFURNISHED
- AVAILABLE NOW

**£1,250 Per Month**

**Tenure:**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Kirkfield Lane, Leeds

## DESCRIPTION

Do not miss out on this three bedroom detached house in the desirable village of Thorner with great commuter links.

This is a well presented three bedroom detached house, situated within this popular village location providing excellent access to Leeds and Wetherby and the A1.

On the ground floor the space briefly comprises of kitchen, lounge and conservatory.

The spacious kitchen benefits from a range of wall and base units with electric hob and oven, and plumbing for washing machine.

Entering into the lounge/dining area you are met with a light and airy space that also provides access into the conservatory perfect for summertime entertaining.

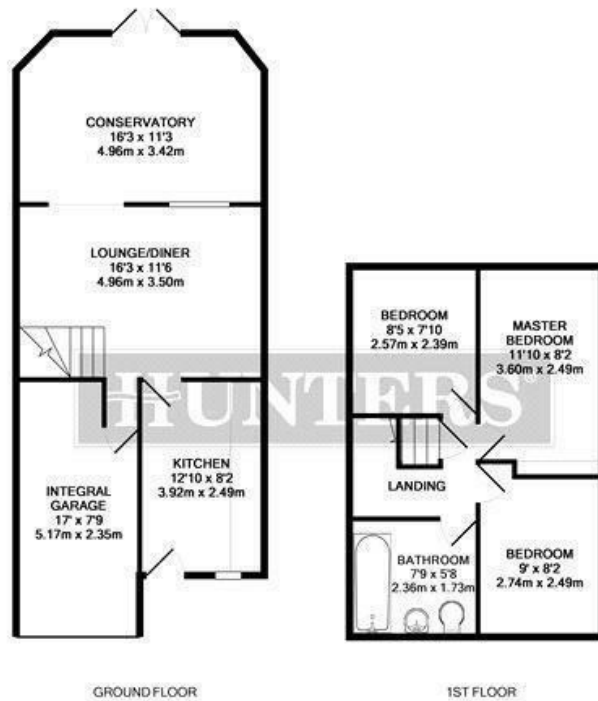
Patio doors lead out to the rear paved garden which is fully enclosed.

To the first floor is one double bedroom with mirrored fitted wardrobes, one three quarter bedroom and one single room.

The bathroom comprises of a three piece suite and shower over bath, sink basin and W/C with built in cupboard space.

Book your viewing today!





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		59	62
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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

### Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588 288 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01937 588 288 Email:

wetherby@hunters.com <https://www.hunters.com>



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