

Mike
Dobson



5 Kirkfield Lane

Thorner, Leeds, LS14 3EP

£475,000

5 Kirkfield Lane

Welcome to Kirkfield Lane, Thorer, Leeds - a charming, traditional semi-detached house that could be your next dream home! Located within the 'Golden Triangle' of West and North Yorkshire, and a local heritage area, this property boasts two spacious reception rooms, perfect for entertaining guests or relaxing with your family and three cosy bedrooms, meaning there's plenty of space for everyone to enjoy.

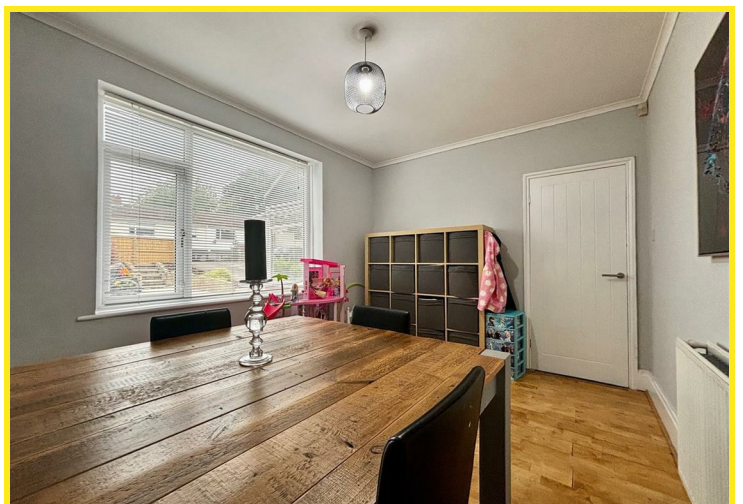
The fitted kitchen has provision for fridge freezer, gas cooker, washing machine and dryer. Additionally, the separate dining room provides a lovely setting for family dinners or hosting dinner parties.

The re-fitted three-piece white bathroom suite adds a touch of elegance to the home, while the recent re-decoration throughout gives the property a fresh and modern feel. There is also a new Ideal combination boiler, new PVCu double glazed windows and French doors, new composite front entrance door, cavity wall and loft insulation as well as new re-wiring throughout.

One of the highlights of this property is the large rear garden, complete with a paved seating area, a lush lawn, and a charming bark seating area as well as a new perimeter fence. Imagine enjoying a cup of tea in the peaceful surroundings of your own garden!

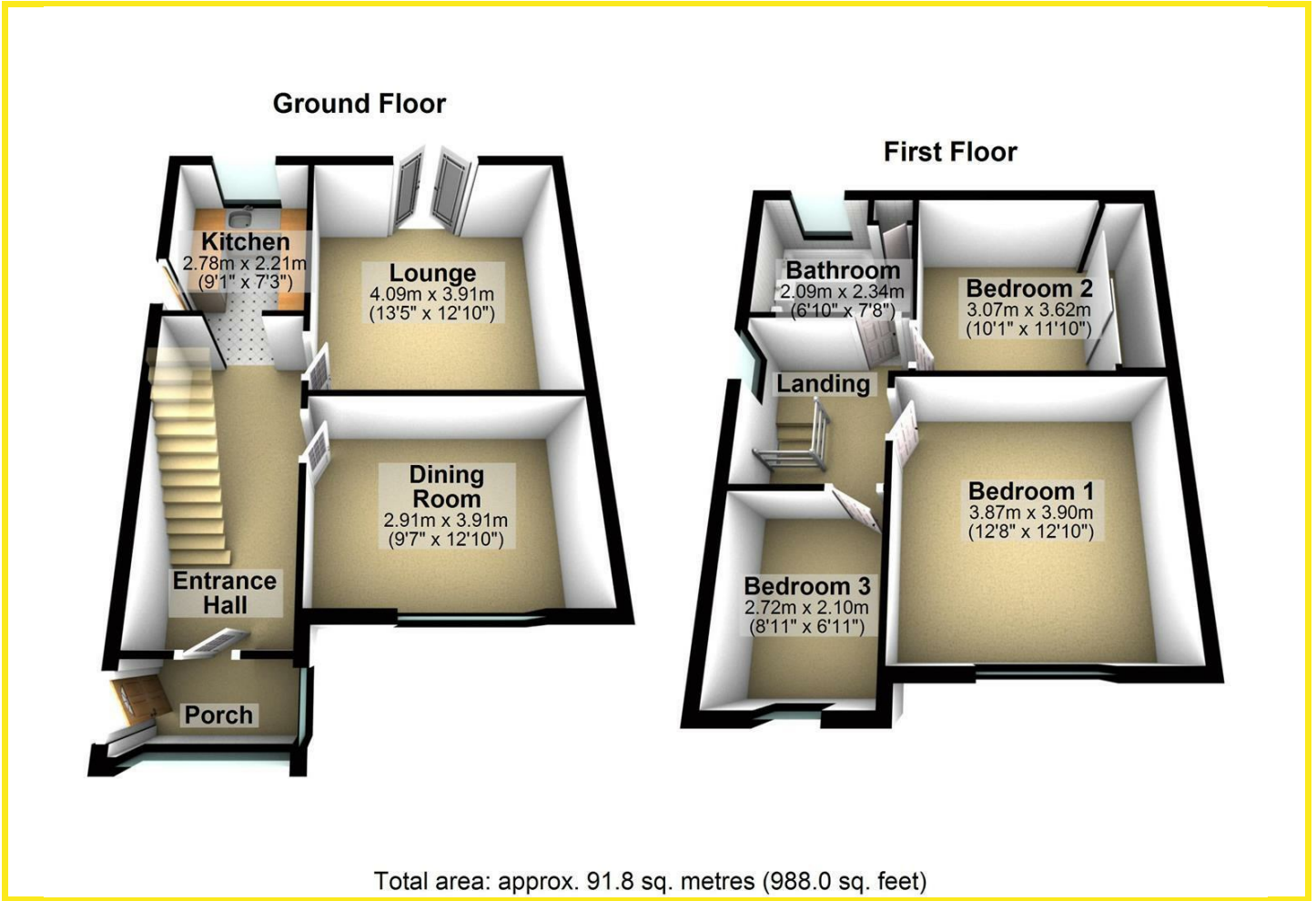
The property also benefits from off road parking to the front for multiple cars, a car port and larger than average garage with side courtesy door and window.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful home in Thorer, Leeds.

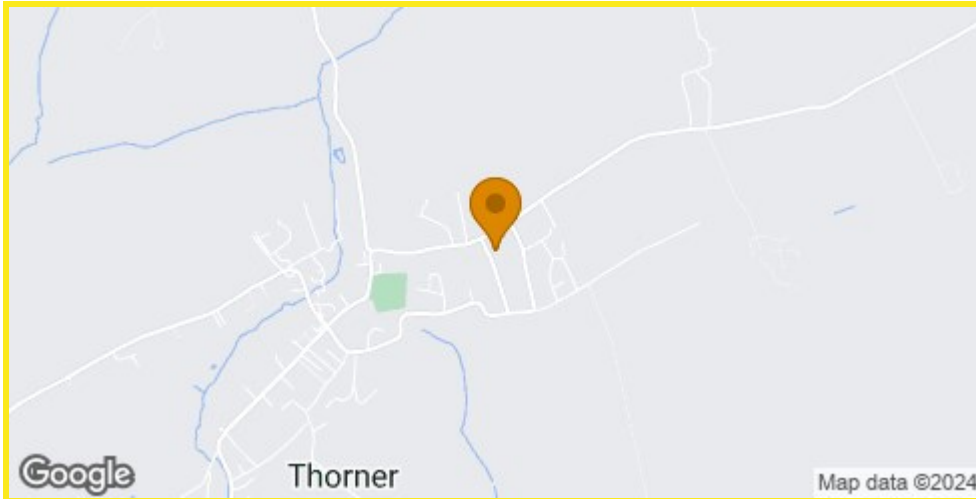




Floor Plan



Area Map



Energy Efficiency Graph

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	

Directions

From our Garforth office turn left and continue down Lidgett Lane to the traffic lights, turning right onto Selby Road. Take your second exit at the roundabout continuing on Selby Road. At Austhorpe Interchange, take your third exit onto A6120 and continue past The Springs on your left onto the East Leeds Orbital Road. Continue straight over the first roundabout, then take your third exit right at the next roundabout onto Skeltons Lane. Take a left onto Thorner Lane and continue along this road until it becomes Church Hill, then take your first left onto Kirkfield Lane where the property can be seen on the left hand side.

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