



**TENURE**  
Freehold.

**COUNCIL TAX**  
Band B (from internet enquiry).

**SERVICES**  
We understand mains water, electricity, gas central heating and drainage are connected.

**GENERAL**  
Room measurements in these particulars are only approximations and are taken to the widest point.

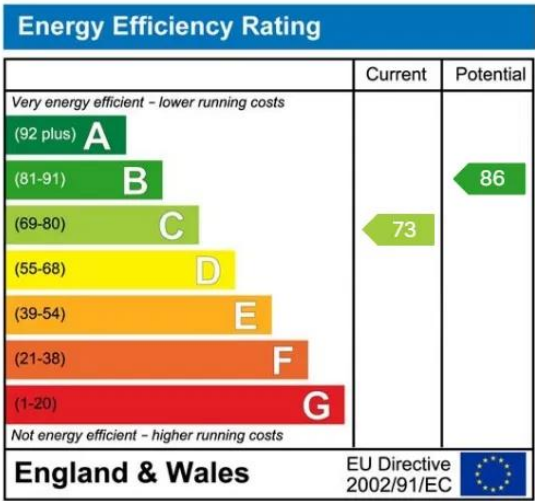
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**  
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared August 2025



**Thorner ~ 4 Kirkfield Lane, LS14 3EP**

A deceptively spacious and tastefully decorated two-bedroom terraced home enjoying south westerly facing private gardens to the rear, conveniently located within walking distance of the village primary school and further amenities in the popular village of Thorner.

- A well-presented two bedroom home
- Spacious living room with dual aspect windows and feature fireplace
- Stylish kitchen diner with integrated appliances
- Modern house bathroom
- South-westerly facing rear garden with patio area
- Two double bedrooms to first floor

**£250,000** PRICE REGION



**MISREPRESENTATION ACT**

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Property Description

This well-presented property offers comfortable living across two floors. A composite front door opens into an entrance hallway with staircase leading to the first floor.

The bright and airy living room features dual aspect windows to both the front and rear elevations, flooding the space with natural light. A central feature fireplace with stone polished hearth, timber mantelpiece and gas fire adds warmth and character.

The attractive kitchen diner is fitted with a range of contemporary high gloss wall and base units coupled with work surfaces and matching upstands. Integrated appliances include an electric oven with four-ring electric hob and extractor fan above, fridge freezer and dishwasher. There is space and plumbing for an automatic washing machine, and space for a freestanding fridge freezer. A boiler cupboard houses the wall-mounted Ideal Logic combi boiler, with a further useful storage cupboard located under the stairs.

The first floor has two generously sized double bedrooms — one enjoys an aspect over the rear garden, while the other looks out to the front.

The bathroom is well proportioned featuring a low flush WC, pedestal wash basin, and shaped panel bath with shower and screen. Part tiled walls and a tile-effect vinyl floor covering complete the space.

To the outside, parking is available to the front of the property on Kirkfield Lane. Behind a timber fence perimeter lies a decorative front garden set largely to lawn, with a flagged pathway leading to the front door. A raised terrace and gravel planting area houses a range of neatly maintained flowering bushes and shrubs. The rear garden, which enjoys a south-westerly aspect, is also set largely to lawn with timber fencing and an established hedgerow perimeter. A stone-flagged patio seating area offers an ideal space for outdoor entertaining, relaxation, and alfresco dining during the summer months. A timber shed provides additional external storage. A hand gate from the rear garden provides access for refuse collection.

Conveniently located for village amenities and with good transport links to Leeds and surrounding countryside, this home presents a great opportunity to enjoy peaceful rural living.

