



TENURE

Leasehold. The remainder of a 99 year lease from 1 April 1986. Ground rent (tbc). Service charge (tbc).

COUNCIL TAX

Band C (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.

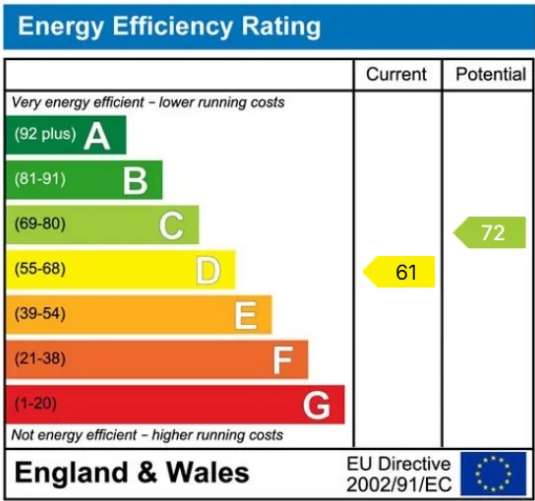
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 October 2025



Thorner ~ 23 Kirklands, Carr Lane, LS14 3HB

Located on the second floor of a converted chapel, this two bedroom mezzanine flat offers a practical and well-presented living space, boasting a unique layout and character features, it's a suitable option for first-time buyers or investors looking for a distinctive property.

- Distinctive two bedroom flat
- Forming part of a skilful chapel conversion
- Mature private communal gardens
- Living room with study area
- Kitchen with dining space
- Characterful features throughout
- Competitively priced
- Resident and visitor parking available

£169,950 PRICE REGION



MISREPRESENTATION ACT

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01937 582731

sales@rentonandparr.co.uk
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Property Description

Located on the fringe of the picturesque and highly regarded village of Thorner, No. 23 Kirklands is a spacious and characterful two bedroom mezzanine apartment, forming part of a charming former Methodist Chapel conversion in the 1980s. Situated on the second floor, the property offers a wealth of original features, exposed beams and impressive ceiling heights combining period character with a unique layout that makes excellent use of space and natural light. The accommodation in further detail comprises:-

Accessed via a secure communal entrance with both staircase and lift, the private front door opens into an entrance hall with a useful under stairs storage cupboard and staircase rising to the mezzanine level. The main living room is generously proportioned, featuring two large rear-facing windows with a pleasant outlook over the beautifully maintained communal gardens and far reaching views over the surrounding countryside. Wood effect flooring, exposed timbers, and electric heaters with steps leading to a raised seating area and dedicated home office zone.

The open plan dining kitchen is set over split levels, with the raised dining area enjoying natural light from a Velux window. The kitchen itself is fitted with a range of wall and base units, laminate worktops, tiled splashbacks and includes an integrated oven with ceramic hob and extractor above, automatic washing machine and space for a fridge/freezer.

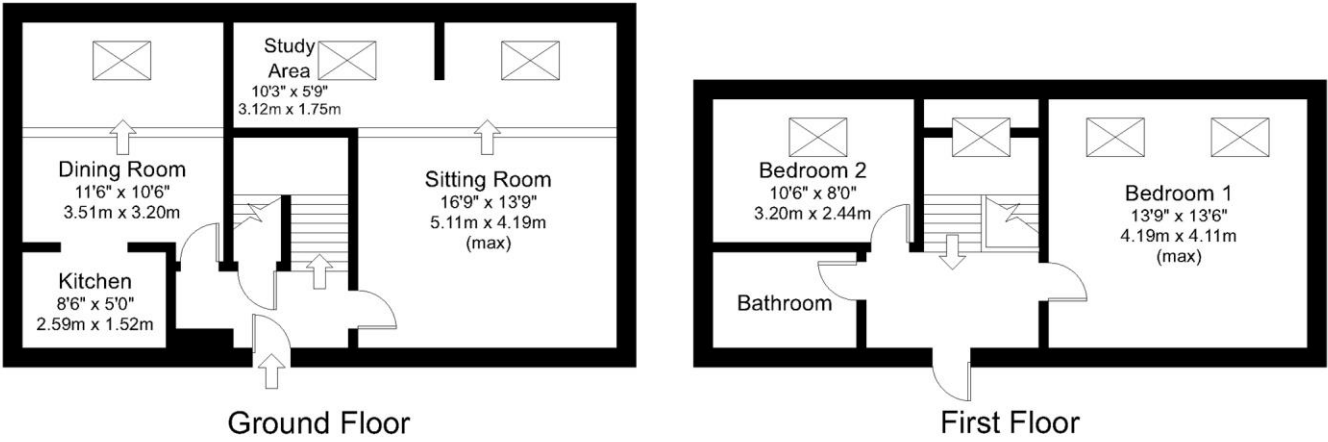
The mezzanine level reveals two bedrooms. Bedroom one is a comfortable double with vaulted ceilings, Velux style windows, built-in wardrobes and overhead storage, while bedroom two also enjoys a partly vaulted ceiling, making it an ideal guest room or additional office space. The house bathroom features a white suite comprising a corner bath with shower over, pedestal wash basin, low flush WC and electric radiator.

To the outside, residents benefit from off-street parking and access to well maintained communal gardens that surround the development, offering a peaceful outdoor space for relaxation. This property will soon benefit from an extended lease with approximately 149 years remaining.

This is a rare opportunity to acquire a distinctive flat in one of North Leeds’ most desirable villages - perfect for professionals, downsizers or first-time buyers seeking a characterful home in a well connected location.



23, Kirklands, Carr lane, Thorner



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