



5 Kensington Avenue, Thorner, LS14 3EH



Key Features

- Spacious end of terrace home
- Impressive open plan dining kitchen
- Character features throughout
- Two log burning stoves
- Three good sized bedrooms
- Generous house bathroom
- Mature enclosed garden
- Countryside views
- Highly sought after Thorner village
- No onward chain



Occupying a desirable position within the highly regarded village of Thorner, this spacious end of terrace property offers generously proportioned accommodation, a wealth of character and exciting potential for further improvement.





The property is approached via a private lane and a driveway which provides off street parking for one vehicle, with potential to widen the parking area if required. Internally, the accommodation retains a number of attractive period features, including high ceilings, a bay window and two log burning stoves.

A particular feature of the ground floor is the impressive open plan dining kitchen. Generous in its proportions and enhanced by lovely high ceilings, it provides an excellent space for everyday family living and entertaining. There is also a separate living room with an attractive bay window and log burning stove, creating a warm and characterful reception room. To the rear is a useful entrance porch/boot room and utility room.

To the first floor is a generous landing and three good sized bedrooms together with a particularly spacious house bathroom.

Further potential is offered by the substantial roof space, with a planning application submitted to create an additional two bedrooms and two bathrooms on the top floor. Subject to the necessary consent and completion of the works, this would transform the property into an impressive five bedroom home and considerably increase the overall accommodation.

Externally, the property benefits from a mature enclosed garden together with its valuable off street parking.

The property is now in need of some cosmetic updating in places and provides an excellent opportunity for a purchaser to enhance and personalise the accommodation to their own taste.

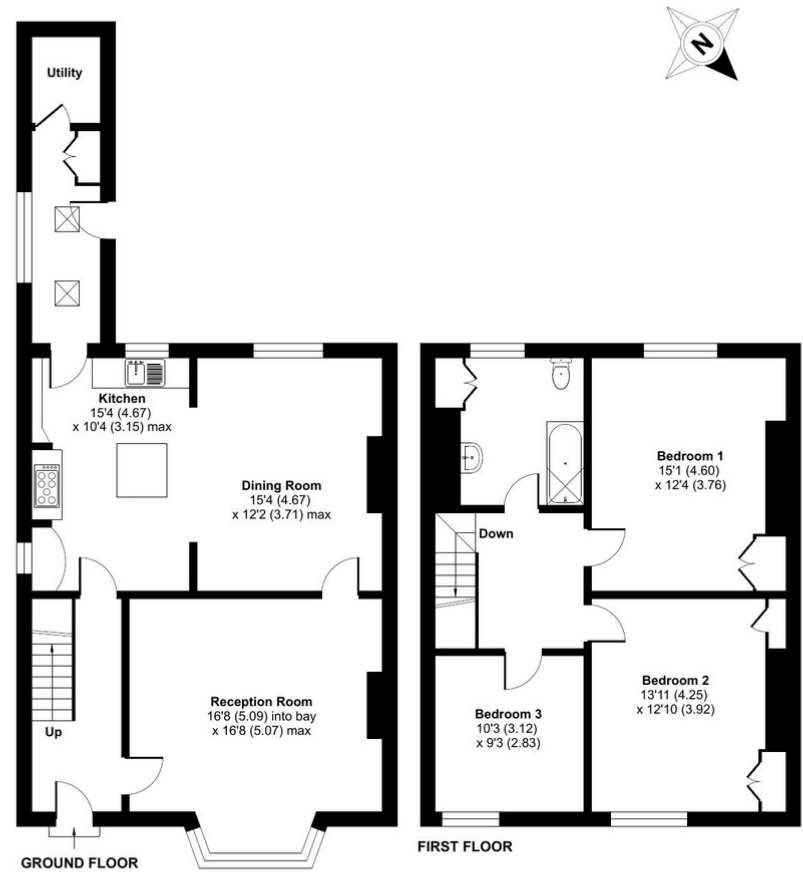
Thorner is a highly sought after village to the north east of Leeds, combining an attractive village setting with excellent accessibility. The village has a strong sense of community and offers a range of everyday amenities including a village shop, pubs, primary school and church. Surrounded by attractive countryside, Thorner is particularly well placed for access to Leeds, Wetherby and the wider motorway network, making it an excellent choice for buyers wanting village life while remaining within convenient reach of the region's principal commercial centres.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.



Kensington Avenue, Thorner, Leeds, LS14

Approximate Area = 1486 sq ft / 138 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Butler Ridge. REF: 1520544

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band: E
Council Authority: Leeds City Council

