



**TENURE**

Freehold.

**COUNCIL TAX**

Band G (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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Thorner ~ Hillside Cottage, Sandhills, LS14 3DF**

A most charming 3 bedroom 2 bathroom detached cottage sympathetically modernised and extended together with two delightful reception rooms, double garage and additional off road parking, all in a semi rural setting within commuting of Leeds city centre. Available with NO ONWARD CHAIN.

- Formally three period cottages sympathetically extended and modernised
- Long distance views over farmland and fields to the rear
- Gas central heating and double glazed windows
- 3 double bedrooms and 2 fine reception rooms
- Double Garage with electric doors and EV charger
- Carpets, curtains and blinds included
- Internal VIEWING RECOMMENDED

**£559,995** PRICE REGION



**MISREPRESENTATION ACT**

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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## Property Description

Hillside Cottage is a delightful period home enjoying a semi-rural setting adjoining Sandhills Farm, with far-reaching views over paddocks and open farmland. This charming stone-built property has been sympathetically modernised and extended, combining the character of its 18th-century origins with high-quality contemporary living.

The home is entered via a welcoming porch leading into a spacious sitting and dining room, complete with a traditional open fireplace. From here, access is gained to a central living room featuring a striking stone fireplace with inset gas stove and French doors opening onto the rear.

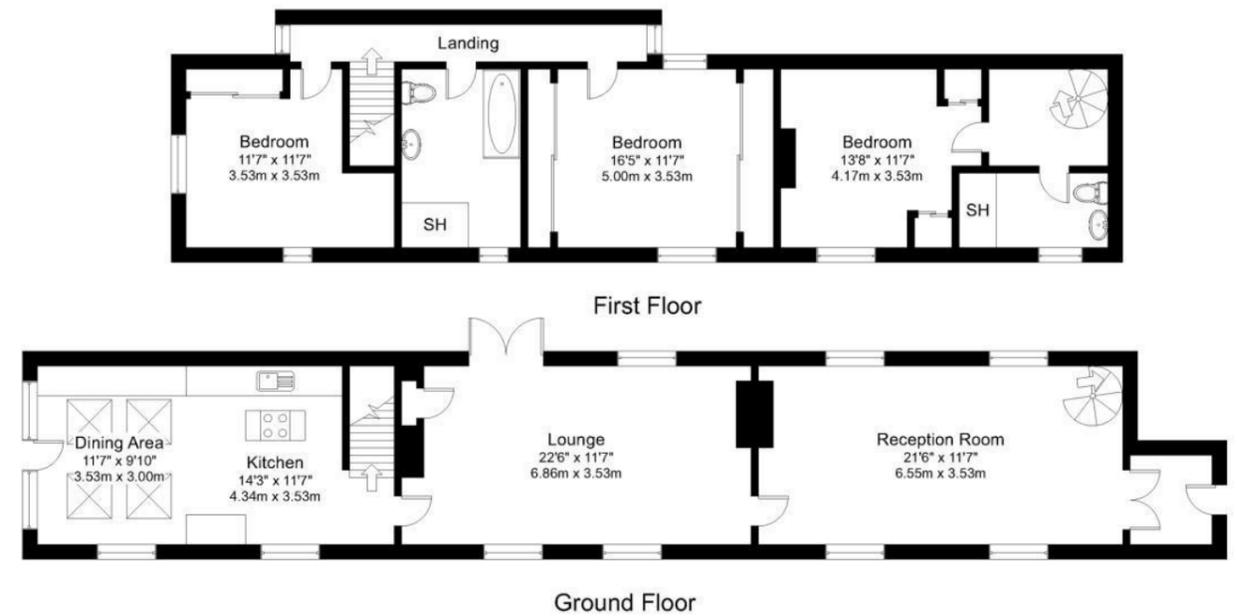
The well appointed dining kitchen showcases vaulted ceilings and integrated appliances, including double oven, hob, hood, fridge freezer quartz worktops plus island unit and breakfast bar reflecting the thoughtful conversion from the original workers' cottages into a stylish and practical modern home.

Upstairs, there are two generous double bedrooms with fitted wardrobes, served by a contemporary house bathroom with 4 piece white suite and luxury flooring. A spiral staircase from the sitting/dining room leads to a separate guest suite with its own en-suite shower room—perfect for visitors or independent family living. (there is a hidden door connecting the third bedroom with the main house)

Outside, a private driveway leads to a detached double garage with mezzanine storage and EV charging point together with additional off-street parking. Beautifully landscaped gardens are laid out to two sides of the property, blending mature planting with lawned areas and paved terraces with fruit trees ideal for outdoor entertaining and al fresco dining. There is a separate area at the bottom of the garden for additional parking.

Thorner is one of north Leeds' most sought-after villages, surrounded by scenic countryside and well served by local amenities including pubs, village shop, and sports facilities. It offers convenient access to Leeds city centre, the A64 and A1(M), and Leeds Bradford Airport, making it ideal for commuters seeking village charm within easy reach of the city.

Hillside Cottage, Lower Sandhills, Thorner



Gross internal floor area (approx.): 151.4 sq m (1,630 sq ft)  
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

