







The Close, , Thorner, LS14 3EF

- THREE BEDROOM DETACHED FAMILY HOME
- PEACEFUL CUL-DE-SAC POSITION IN SOUGHT-AFTER THORNER
- DRIVEWAY PARKING & ATTACHED SINGLE GARAGE
- SPACIOUS LIVING ACCOMMODATION
- GENEROUS REAR GARDEN LOOKING ONTO OPEN COUNTRYSIDE
- EPC RATING D | COUNCIL TAX BAND E

HUNTERS®
HERE TO GET *you* THERE

Asking Price £440,000

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DESCRIPTION

Hunters Wetherby are delighted to present this spacious three bedroom detached family home, offered to the market for the first time in over 55 years. Occupying a peaceful cul-de-sac position within the highly sought-after village of Thorner, the property offers generous accommodation, a private rear garden and stunning countryside views.

The accommodation briefly comprises a welcoming entrance hall with useful under-stairs storage and a downstairs WC. The bright and spacious dual-aspect lounge features a decorative fireplace and sliding patio doors opening directly onto the rear garden. A separate formal dining room overlooks the front elevation, while the kitchen is fitted with a range of shaker-style units, incorporating a Neff eye-level double oven and Bosch four-ring ceramic hob, and provides access through the adjoining utility room to the side of the property.

To the first floor, a spacious landing leads to three well-proportioned bedrooms and a modern shower room, stylishly appointed with contemporary floor-to-ceiling wall tiling and complementary large-format grey ceramic floor tiles. The suite comprises a walk-in shower enclosure with glazed screen and Mira shower, wash hand basin and WC. The principal bedroom enjoys elevated views across the village, and surrounding countryside while the second bedroom benefits from excellent built-in storage. Bedroom three offers an ideal space for a child's bedroom, guest room or home office.

Externally, the property features a well-maintained front garden, driveway parking and an attached single garage. To the rear is a generous enclosed garden, enjoying a high degree of privacy and looking out onto open countryside, creating a wonderful outdoor space with far-reaching rural views.

Thorner is a thriving and highly desirable village, renowned for its charming character and strong community feel. Excellent local amenities, well-regarded schools and convenient transport links to Leeds, York and Wetherby are all within easy reach.

Early viewing is highly recommended to appreciate the location, views and potential this fantastic home has to offer.







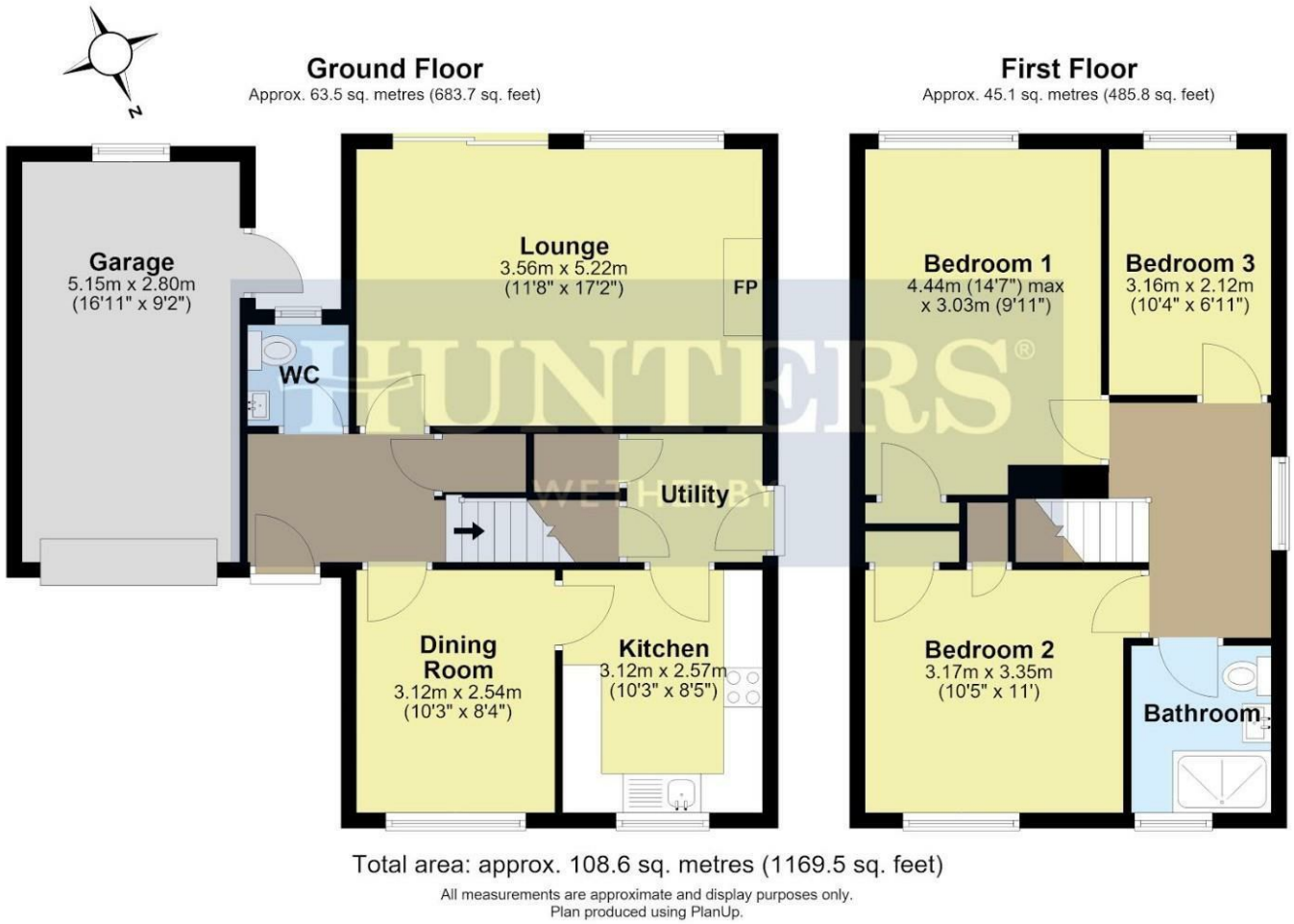












Total area: approx. 108.6 sq. metres (1169.5 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewings

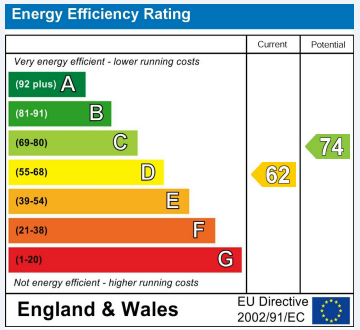
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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