



32 KIRKFIELD LANE  
LEEDS, LS14 3EP

£320,000  
FREEHOLD

Discover a beautifully spacious family home ideally located just a short walk from Thorner Primary School!

MONROE

SELLERS OF THE FINEST HOMES

## 32 KIRKFIELD LANE

- Thorner Location • Three bedrooms • Garden To Front & Rear • Village Location • Modern Throughout • Bay Window In Lounge • Pod In The Garden • 858 Sqft • Countryside Walks • Excellent Travel Links



Monroe is thrilled to present this wonderful family home located in the beautiful village of Thorner, just a short walk from Thorner Primary School and offering gorgeous countryside views.

As you step into this home, you're greeted by a bright and inviting entrance hallway that opens up to a guest WC and a utility room. The formal living room, with its stunning bay window, floods the space with natural light and offers a seamless transition through French doors to a serene private garden, basking in southwest sunshine. The modern kitchen, adorned with beautiful wooden worktops, invites creativity and warmth.

Upstairs offers three generously sized bedrooms and a stylish modern bathroom, complete with a refreshing shower over the bath.

At the front, there is a lawned garden with a pathway. This home also features a garden pod and a privately enclosed back garden, which includes a lawn and a patio, perfect for entertaining family or friends.

To book a viewing of this wonderful family home, call Monroe.

### ENVIRONS

Thorner is conveniently located near Wetherby, Leeds, and York, with the A58 at one end of the village and the A64 at the other, providing excellent connectivity in a

picturesque rural setting. This home is situated at the top of the village, just a short walk from various local amenities located on Main Street. Additionally, this semi-rural area is a quick drive from the popular market town of Wetherby and the village of Boston Spa.

### REASONS TO BUY

- Thorner Village
- Spacious And Light
- Three Bedrooms
- Lounge With Bay Window
- Garden Pod
- Private Enclosed Rear Garden
- Sought After Location
- Walking Distance to Thorner Primary School
- Outstanding Countryside Views

### SERVICES

We are advised that the property has mains water, electricity, and gas.

### LOCAL AUTHORITY

Leeds City Council

### TENURE

We are advised that the property is freehold, and that



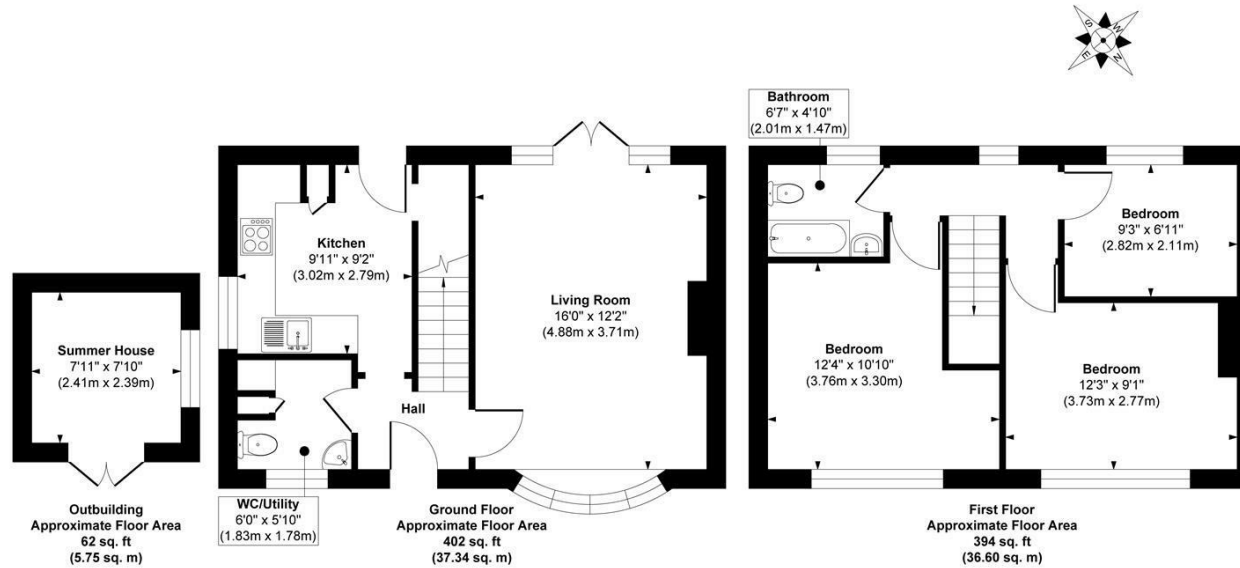
vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 32 KIRKFIELD LANE





**Approx. Gross Internal Floor Area 858 sq. ft / 79.69 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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