



## 1 KIRKHILLS

LEEDS, LS14 3JD

£550,000  
FREEHOLD

Do you want a fantastic opportunity within walking distance from Thorner Primary and on the doorstep of countryside walks?

MONROE

SELLERS OF THE FINEST HOMES



# 1 KIRKHILLS

- Detached Four Bedroomed Family Home • Well Presented Throughout • Walking Distance To Thorner Primary School • Outstanding Countryside Views • Beautiful Village Location • Two Bathrooms • Single Garage and Driveway • Garden & Patios • Excellent Travel Links • 1695Sqft



This spacious 1695 Sqft home is nestled in the heart of Thorner Village, perfect for family living and conveniently located within walking distance of Thorner Primary School.

You enter this home into a light and welcoming entrance hallway that grants access to the formal living room which is light and bright with French doors to the garden.

The modern open-plan kitchen diner includes space for a dining table, and boasts bifold doors onto a private terrace. The kitchen leads to a useful utility room.

Downstairs also offers a library and shower room with WC.

Upstairs boasts four bedrooms all with stunning, elevated countryside views and a house bathroom. The loft is fully boarded and accessed via a ladder offering useful additional storage.

Externally, this home offers a corner plot with plenty of places to sit and enjoy the sun and take in the fantastic views Thorner has to offer. The added benefit of a single garage and driveway.

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

## ENVIRONS

Conveniently located close to Wetherby, Leeds, and York, with the A58 at one end of the village and the A64 at the other, Thorner offers fantastic connectivity combined with an idyllic rural setting. This home is nestled in the heart of the village and is just a very short walk to many local amenities located on Main Street. Equally, this semi-rural spot is just a short drive from the popular market town of Wetherby and the village of Boston Spa.

## REASONS TO BUY

- Beautifully Presented Detached Family Home
- Four Bedrooms
- House bathroom and an en-suite
- Modern Open Plan Kitchen Diner
- Single Garage With Electric Door
- Driveway, Garden And Patio
- Library/Snug
- Outstanding Views
- Sought After Village Location

## 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.

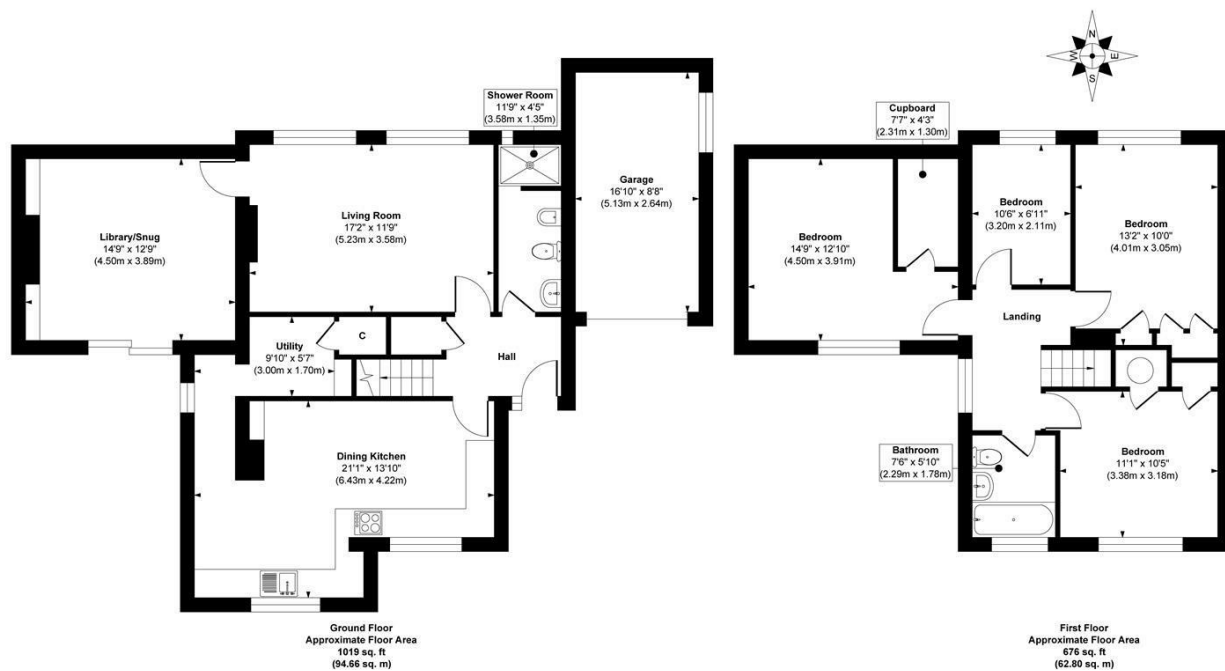
## VIEWING ARRANGEMENTS

Probate has been applied for.

Strictly through the selling agent - Monroe Estate Agents.

## 1 KIRKHILLS





**Approx. Gross Internal Floor Area 1695 sq. ft / 157.46 sq. m**

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>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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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**MONROE**

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