



5 AVONDALE VILLAS
LEEDS, LS14 3DQ

£440,000
FREEHOLD

Do you want a spacious Terraced property with fantastic views?

MONROE

SELLERS OF THE FINEST HOMES

5 AVONDALE VILLAS

- Full Of Character • Mid Terraced • Four Bedrooms • High Ceilings • Two Bathrooms • Single Garage • Garden • Fantastic Views • 1657 Sqft



Monroe is thrilled to present this stunning terraced property, featuring a brand-new kitchen and an impressive 1,657 Sqft of thoughtfully designed living space. Enjoy breathtaking countryside views that elevate the charm of this exquisite home. Don't miss the opportunity to make this captivating property your own!

As you enter the spacious hallway, you access a large living room with a stunning fireplace, a separate, generously sized dining room, and a fully equipped modern kitchen.

Upon entering the lounge from the hallway, you are immediately captivated by the high ceilings adorned with beautifully ornate cornicing.

The first floor consists of three spacious bedrooms and a family bathroom.

The second floor has been transformed into a large, bright bedroom with a modern shower room.

The rear courtyard garden is filled with plants and shrubs, offering stunning countryside views. It also provides parking and a single garage.

ENVIRONS

Thorner Village is conveniently situated on the outskirts, providing easy access to Wetherby, Leeds, and

York. With the A58 at one end and the A64 at the other, Thorner enjoys excellent connectivity while maintaining a beautiful rural setting. This home is located in a peaceful area within a short walking distance to local amenities on Main Street. Additionally, this semi-rural location is just a short drive from the popular market town of Wetherby and the village of Boston Spa.

REASONS TO BUY

- Immaculate period property
- Three Bedrooms
- Newly Fitted Kitchen
- Beautiful Period Features Throughout
- Far-reaching countryside views
- Off-Street Parking
- Sought after Thorner location

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

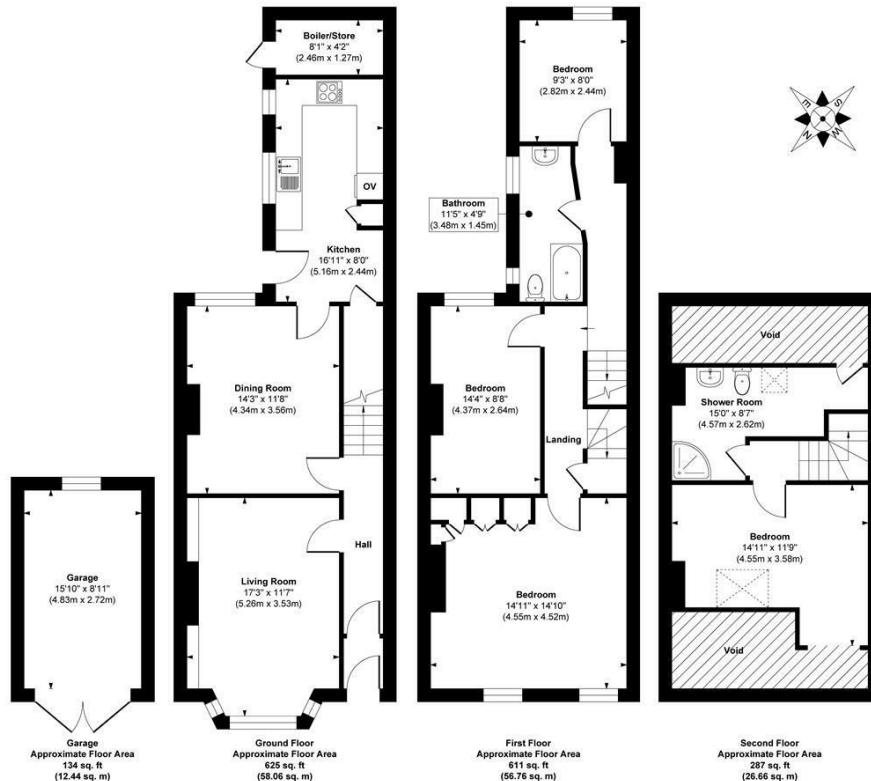
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

5 AVONDALE VILLAS





Approx. Gross Internal Floor Area 1657 sq. ft / 153.92 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	63	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES