



## 5 VIRGINIA TERRACE

LEEDS, LS14 3DY

£475,000  
FREEHOLD

This delightful terraced house on Virginia Terrace offers a perfect blend of comfort and modern living. With its generous living space and charming features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

MONROE

SELLERS OF THE FINEST HOMES

## 5 VIRGINIA TERRACE

- Terraced Property Full of Character • Beautifully Restored Feature Fireplace • Over 1500 Sqft • Beautiful Gardens • Modernized Throughout • Heated Flooring Kitchen & Bathroom • Desirable Village Location • Rural Setting • Basement With Utility • Close to Excellent Travel Links



Virginia Terrace is nestled in a charming rural area, conveniently located just off the main street in Thorner. This delightful terraced home is brimming with character, offering four levels of living space, including a generous 1513 sq. ft, three cosy bedrooms, two welcoming bathrooms, and a spacious garden that beckons for unforgettable gatherings.

Access to the home can be gained from either the front or the back. Upon entering, you're welcomed by a porch leading into the stunning kitchen. This fully fitted Howdens bespoke kitchen is equipped with top-notch appliances, quartz worktops, Belfast sink and beautiful tiled flooring, perfectly setting the tone for a warm and inviting home. There is also a spacious living room with feature fireplace and views over the garden.

The lower level features a sizable basement that provides plenty of storage space and is currently being used as a utility area.

On the first floor, you'll find two bedrooms: a spacious double and a second which is currently utilised as a dressing room. The house bathroom is modern and tastefully tiled, complete with a freestanding bathtub and a separate walk-in shower.

The second floor boasts an additional double bedroom with an En-Suite shower room.

There is parking to the front of the property, complete with a handy out building. Along with a picturesque lawned rear garden and patio, perfect for entertaining.

A viewing is a must to fully appreciate the exceptional features this home has to offer. Don't miss out call Monroe today to schedule your viewing!

### ENVIRONS

Thorner is conveniently located near Wetherby, Leeds, and York, with the A58 on one end of the village and the A64 on the other, ensuring excellent connectivity in a picturesque rural setting. This home is situated just off the main street and is a short walk away from various local amenities along Main Street. Furthermore, this semi-rural area is only a quick drive from the popular market town of Wetherby and the village of Boston Spa.

### REASONS TO BUY

- Peaceful Village Location
- Period Features
- Full of Character
- Heated Flooring Kitchen & Bathroom
- Three Generous Bedrooms
- Beautiful Lawned Gardens
- Modernized Throughout
- Over 1500 sqft

## 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.

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**Approx. Gross Internal Floor Area 1513 sq. ft / 137.18 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>			
(55-68) <b>D</b>			
(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	
		60	82

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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