



**Stoneacre**  
Properties

**LEEDS SALES**

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Kirkfield Lane, Thorner, Leeds

**£289,950**



## Kirkfield Lane, Thorer Leeds, LS14 3EP

- 3 Bedroom Mid-Terraced
- Thorer Village Location
- Extended Ground Floor
- Well Presented Interior
- Gardens to Front and Rear
- Sold Without Chain
- Full Re-Wire & New Boiler 2022/23
- Full Re-Roof in 2021
- Council Tax Band B
- EPC Rating D



\*\* THREE BEDROOM EXTENDED PROPERTY IN THORNER VILLAGE \*\* \*\* VERY WELL PRESENTED \*\* \*\* SIGNIFICANT IMPROVEMENT WORKS CARRIED OUT BY THE CURRENT OWNER INC BOILER, ROOF & RE-WIRE \*\* \*\* FRONT AND REAR GARDENS \*\* If you go down to Thorer Village today, you're sure of a big surprise - There may well be teddy bears having a picnic however there is also this extended three bedroom property which Stoneacre Properties are delighted to offer for sale! With a sought after location, a decent sized plot and generously proportioned extended internal accommodation all within this price bracket, this property is one not to be missed. A gate leads to a lengthy front garden mainly laid to lawn with the front entrance door leading to the ground floor accommodation which briefly comprises; entrance hallway, a dual aspect living and dining room with substantial natural light, a separate modern fitted white gloss kitchen with complimentary black quartz work surfaces over. Additionally a utility room, a storage space and the modern fully tiled house bathroom can all be found at ground floor level. Stairs lead to the first floor accommodation with spacious master bedroom with wardrobe storage alongside both a second and third bedroom. The rear garden offers an ideal space for both relaxing and entertaining. The current owner has recently fully re-wired the property, fully replaced the roof and installed a new boiler! This property is sure to appeal to a wide variety of potential purchasers, with the additional benefit of being sold without a chain.

### ENTRANCE HALL

Front entrance security door with frosted glazing, laminate flooring, radiator, dado railing, stairs leading to first floor.

### LOUNGE / DINING ROOM

Wide windows to each opposite end of the room, fire place with granite hearth and surround, two radiators, picture railing, laminate flooring.

### KITCHEN

A range of white gloss wall and base units with complimentary black quartz work surfaces over, fitted oven and hob with extraction hood over splashback, integrated fridge/freezer, stainless steel sink and drainer with tap, tiled flooring, window, a range of inset ceiling spotlights, rear door with inset frosted glazed panels. Separate under stairs storage area housing space for laundry appliance.

### UTILITY ROOM

A range of wall and base units with work surface over, plumbing and space for washing machine, window.

### BATHROOM

A modern fully tiled house bathroom situated to the ground floor of the property, with a corner bath and mixer tap, wall mounted shower over bath and glass screen, a wash hand basin on pedestal with mixer tap and low level w/c with push button flush, chrome heated towel radiator, extractor fan.

### LANDING

Window with rear aspect view over the gardens and Primary School grounds.

### MASTER BEDROOM

Windows at opposite ends of the room to both the front and rear aspect of the property, separate wardrobe space, picture rail, radiator.

### SECOND BEDROOM

Window, a range of fitted wardrobe and shelving units, radiator, picture rail, access to loft (uninspected by Stoneacre Properties).

### THIRD BEDROOM

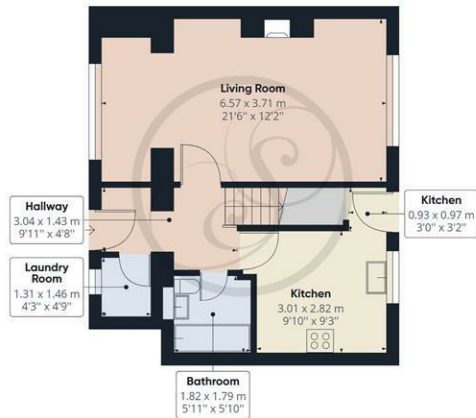
Window, radiator, picture rail.

### EXTERNAL

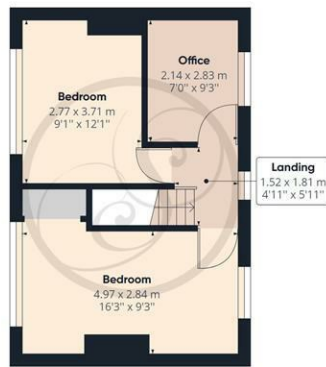
To the front, a gate leads to a paved walkway doing the centre of a garden laid mainly with lawn.

To the rear, a garden laid both with lawn and a hard standing ideal for outside dining/entertaining.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
81.56 m<sup>2</sup>  
877.87 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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