



### SHOWER ROOM

14'0" x 8'6" (4.27m x 2.6m) max

An L shaped shower room of generous proportion with a modern white suite comprising low flush w.c., pedestal wash basin, step in corner shower cubicle, double glazed Velux window to rear, double radiator, hatch access to eaves storage. Recess ceiling lighting, vinyl flooring.

### TO THE OUTSIDE

A shared driveway leads round the back of the terrace serving all six properties, this flagged driveway leads to allocated parking space and access to :-

### DETACHED SINGLE GARAGE

15'7" x 8'11" (4.76m x 2.73m)

With manual up and over door and window to rear. Rear courtyard provides access to :-

### UTILITY ROOM

A useful utility space with space and plumbing for automatic washing machine and tumble dryer, wall mounted gas fired central heating boiler.

### GARDENS

Decorative front garden behind Dwarf wall and metal railings. Garden with decorative bushes and shrubs, access via handgate along block paved path leads to front door.

A decorative south easterly facing rear garden beyond the single garage provides an idyllic spot for outdoor entertaining or relaxation, attractive stone wall to the rear of the garden abuts open paddock field with horses and attractive woodland outlook beyond. Set mainly to lawn the sunny rear garden is bordered with timber fences and deep well-stocked flower beds with a range of neatly maintained bushes and shrubs.



**COUNCIL TAX** Band D (from internet enquiry).

### GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point. None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/ furnishings, furniture etc photographed are included in the sale.

### VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared April 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	73   C
39-54	E		
21-38	F		
1-20	G		

### MISREPRESENTATION ACT

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## Thorner ~ 5 Avondale Villas, LS14 3DQ

A deceptively spacious four bedroom Edwardian terrace home enjoying a pleasant rural position on the edge of the popular highly sought after village of Thorner.

- Four bedroom Edwardian terraced home
- High ceilings, enriched cornice and coving, decorative fireplaces and attractive period features
- Refitted kitchen with integrated appliances
- Double bedroom and shower room to second floor
- Elevated position with attractive country side and woodland views to both front and rear
- South East facing decorative rear garden
- Single garage and off road parking



**2 Recep 4 Beds Bath Shower Room**

**£425,000** PRICE REGION FOR THE FREEHOLD



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## THORNER

Thorner is a most sought after rural village to the north east of Leeds, situated five miles from the city and possessing a good variety of local amenities including shop, bus services and two public houses and a restaurant.

There is a strong community spirit and a variety of recreational facilities. The London/Edinburgh A1 highroad is only a five minutes drive away at Bramham, also easy access to the M1 and M62.

### DIRECTIONS

Entering the village from the direction of Bramham, proceed along Main Street travelling through the village passing the Beehive public house and then Thorner Cricket Club both on the left hand side, continuing along the road until Avondale Villas will be identified on your left hand side with a Renton & Parr for sale board.



### THE PROPERTY

"Avondale Villas" forms an attractive development of six Edwardian terraced family homes. With elevated position and arranged over three floors, the property enjoys far reaching countryside views to front and rear. With deceptively spacious living accommodation, the property benefiting from gas fired central heating and double glazed windows in further detail giving approximate room sizes comprises :-

### ENTRANCE PORCH

Entering through hardwood front door into entrance porch with electrical consumer unit cupboard, ceiling cornice, internal door with decorative stained glass window into :-

### ENTRANCE HALL

With staircase leading to first floor, radiator to side, decorative ceiling cornice and (eye-level dado rail) along with decorative arched coving detail.

### LIVING ROOM

17'2" x 11'7" (5.25m x 3.54m) max into bay  
A light and bright living room with attractive high ceilings, large feature double glazed bay window to front, double radiator beneath, feature fireplace with polished stone hearth surround and mantle piece with electric fire inset, decorative enriched ceiling cornice and coving along with generous deep skirting boards.



### DINING ROOM

14'2" x 11'8" (4.34m x 3.56m)  
A bright airy dining room with attractive high ceilings, double glazed window to rear overlooking courtyard and open aspect beyond, feature fireplace with functioning open fire, tiled hearth and surround, timber mantle piece, hardwood timber flooring and decorative ceiling cornice.



### BREAKFAST KITCHEN

16'9" x 7'11" (5.13m x 2.43m)  
Fitted with an attractive Shaker style modern kitchen comprising a range of wall and base units including cupboards and drawers, work surfaces with up-stands, integrated appliances include two fan assisted AEG ovens, AEG induction hob with extractor fan above, integrated fridge freezer and undercounter dishwasher. One and a half bowl sink unit with drainer and mixer tap, two double glazed UPVC windows to side and double glazed side door with access onto courtyard, wide board wood effect laminate flooring and recess ceiling lighting. Traditional style vertical radiator. Door leading to :-



### USEFUL PANTRY CUPBOARD

7'10" (2.4m) deep  
With fitted shelving to one side providing ample storage space under stairs.

### FIRST FLOOR

#### LANDING

Split landing with internal steps and further staircase to second floor, two ceiling light fittings and drop down access hatch with drop down ladder, useful linen storage cupboard under the staircase to second floor.

### BEDROOM ONE

14'11" x 14'9" (4.56m x 4.5m)



A generous sized master bedroom with two double glazed windows to front with attractive aspect overlooking farmers fields and rolling countryside views beyond, double radiator beneath, fitted wardrobes to one side, decorative feature fireplace with marble mantle piece surround, attractive high ceilings and decorative cornice.

### BEDROOM THREE

14'3" x 8'8" (4.35m x 2.66m)

With double glazed window to rear enjoying attractive aspect over fields and woodland beyond, decorative feature fireplace with ornate mantle piece and surround, single radiator, pendant lighting.

### BEDROOM FOUR

9'1" x 7'11" (2.79m x 2.43m)

With double glazed window to rear, radiator beneath, pendant light fitting currently used as home office.

### HOUSE BATHROOM

11'5" x 4'9" (3.48m x 1.46m) overall

Fitted with a modern white suite comprising panelled tiled bath with shower and screen above, low flush w.c., vanity wash basin with storage beneath, tiled walls and tiled floor with underfloor heating, two double glazed windows to side, recess ceiling lighting, chrome heated towel rail and extractor fan.



### SECOND FLOOR

Returned staircase leads to second floor with :-

### BEDROOM TWO

13'8" x 9'3" (4.19m x 2.82m) plus dormer window reveal  
A bright and airy double bedroom with double glazed dormer window and double glazed Velux window affording far reaching open aspect over farm building and rolling countryside to front, decorative Victorian style fireplace, double radiator, exposed ceiling beam, recess ceiling lighting.