



**TENURE**

Freehold.

**COUNCIL TAX**

Band D (from internet enquiry).

**SERVICES**

We understand mains water, electricity, gas central heating and drainage are connected.

**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 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	90
(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	



**Thorner ~ 62 Kirkfield Lane, LS14 3EP**

A skilfully extended and beautifully presented three bedroom detached family home, occupying an enviable position to the edge of Thorner village enjoying uninterrupted views over adjoining countryside.

- Three bedroom detached house
- Refitted kitchen with integrated appliances
- Through lounge into dining room
- Extended orangery to the rear
- Master bedroom with fitted wardrobes and ensuite shower
- Refitted bathroom
- Solar panels fitted to the roof
- Driveway parking and integral garage
- Private garden to rear

**£415,000** PRICE REGION



**MISREPRESENTATION ACT**

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

sales@rentonandparr.co.uk  
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

## Property Description

To the ground floor; Entering through the extended porch, currently used as a bright and spacious home office, you'll find double glazed windows to the front and side that flood the space with natural light. From here, there is access to an integral garage with light and power laid on along with sink unit and plumbing for automatic washing machine.

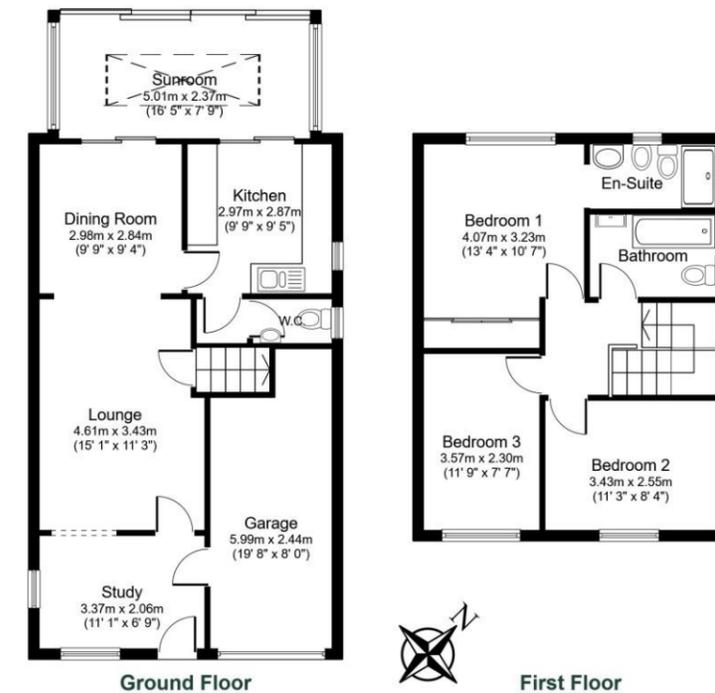
A glazed doorway from the entrance porch leads into the open-plan living room into dining room, where wood-effect laminate flooring flows seamlessly through an open archway connecting the spaces. The refitted kitchen features a stylish range of modern shaker-style wall and base units, complemented by solid work surfaces, matching upstands and tiled splashbacks. Integrated appliances include a Neff double oven, gas hob with Russell Hobbs extractor above, fridge and freezer along with an under-counter dishwasher. A doorway leads to a handy utility/bin store and downstairs wc. Sliding patio doors open from both the kitchen and dining areas connect to a stunning garden room extension. With double glazed windows to three sides and a striking lantern roof, this sociable entertainment space is flooded with natural light and offers panoramic views across open countryside.

To the first floor; A landing area enjoys a double-glazed window with pleasant aspect, along with linen storage cupboard and loft access hatch. The master bedroom is a spacious double with mirrored fitted wardrobes and attractive elevated views. It includes a stylish ensuite shower room, fitted with a large step-in shower cubicle, low-flush wc, porcelain bidet, and vanity wash basin, all set against tiled walls and flooring completing the contemporary look. The second bedroom is a generous double located at the front of the property, while the third bedroom is a smaller double, currently used as a home office.

The house bathroom has been refitted with a contemporary white suite comprising a low-flush wc, vanity wash basin with storage and a large, panelled bath with shower and screen above. Part-tiled walls and wood-effect laminate flooring complete the modern aesthetic.

To the outside; A driveway to the front provides off-road parking for two vehicles and access to the integral garage. A side path leads to the attractive rear garden, mainly laid to lawn with flower bed borders featuring a range of flowering bushes, shrubs, and small trees. The garden is enclosed by timber fencing and enjoys uninterrupted, far-reaching views over neighbouring countryside.

Total floor area 114.6 sq.m. (1,234 sq.ft.) Approx (Including Garage)



NOT TO SCALE For layout guidance only

