



22 Main Street, , Thorer LS14 3DX
Offers Over £299,950 | Freehold

maxwell hodgson
estate agents

This Grade 2 listed stone end of terraced property is incredibly spacious and full of charm and character, retaining many original features. With the benefit of gas central heating and some sealed unit double glazing it is presented in very good condition yet offers further scope for development and enhancement if so required.

The accommodation includes: entrance hall, a delightful sitting room, dining kitchen, lobby, good sized cellar and rear lobby / utility room. Upstairs there are two very spacious double bedrooms and shower room. Rear enclosed yard with store. EPC Band E.

Thorner is a much sought-after village which lies within easy access of Leeds City Centre, Leeds General Hospital and St James Hospital, Leeds Bradford Airport and the Grammar School. Besides being convenient for the A64, Leeds and to the A1 linking with the region's motorway network. This convenient location enjoys a lovely semi rural setting with excellent walks and countryside on the doorstep. The village also offers a wide range of amenities including two public houses, restaurant, village shop and post office, as well as a village hall, church and junior school, bowling green, cricket ground and tennis club.

Offered with no onward chain - viewing is highly recommended.

Entrance Hall

Front entrance door with fanlight glazed panel above. Radiator, Wood floor with inset coir mat, coved ceiling, stairs off to first floor.

Sitting Room

Brick hearth with open chimney, wooden mantel, Recently replaced feature double glazed window with original working shutters and window seat (storage under) , radiator. Beam to ceiling.

Lobby/ Cloakroom/ Bootroom

Stone pantry slab and shelves. Stairs leading down to:

Cellar

Open vaulted good sized cellar providing useful storage space. Stone table.

Kitchen/ Dining Room

Fitted with a range of styled wood base and wall units, work surfaces with inset stainless steel sink and drainer, tiled splashbacks. Hotpoint washer/dryer, undercounter fridge and dishwasher. Built under Bosch electric oven, gas hob with extractor hood above. Feature fireplace with tiled hearth and multi-fuel burner. Tall larder storage cupboard with glazed doors. Laminate floor, radiator, sash window to side. Ceiling beams, exposed brick wall.

Rear lobby/ Utility

Radiator, laminate floor. Velux window and window to rear. Door leading out to rear yard.

First Floor

Landing

Radiator, Velux window.

Bedroom One

A very spacious double room with 2 large freestanding wardrobes included in the sale. 2 radiators, Recently replaced feature double





glazed window, window seat. High pitched ceiling with beams.

Bedroom Two

Original cast iron fireplace, built in cupboards with drawers under and housing the Worcester gas combination boiler. Radiator, window to side and window seat.

Shower Room

Low flush WC, semi pedestal wash hand basin, large shower enclosure. Mirrored wall cabinet, heated ladder style towel rail, window to rear. Inset downlights, exposed brick wall.

Outside

Rear Courtyard

Small fully enclosed rear courtyard. Outside store. Rear gate providing pedestrian access to the front and Main Street.

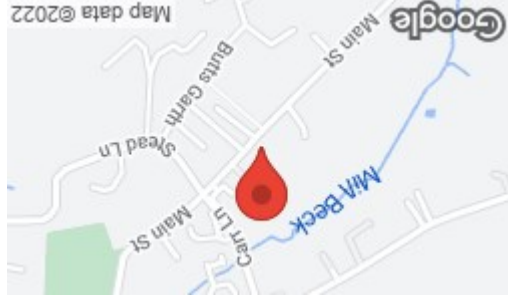
Services

All mains services connected.

Council Tax

Council Tax Band E



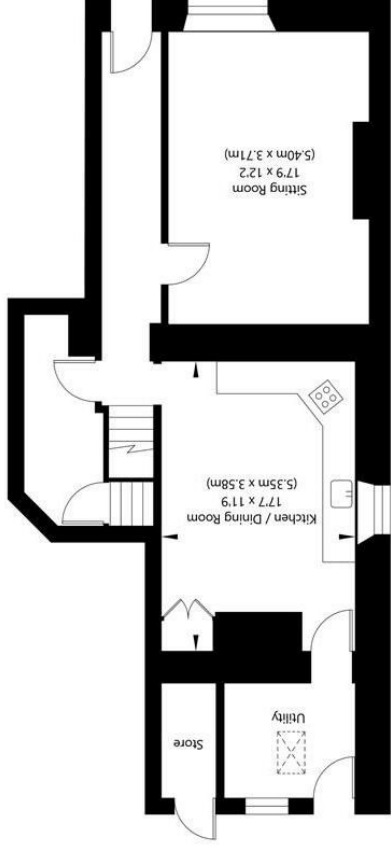


On entering Thorne village from the direction of Wetherby, the property can be found approximately a third of the way down the Main Street on the right hand side.

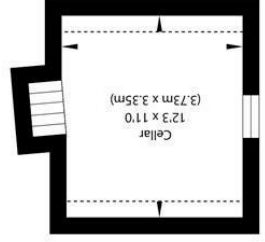
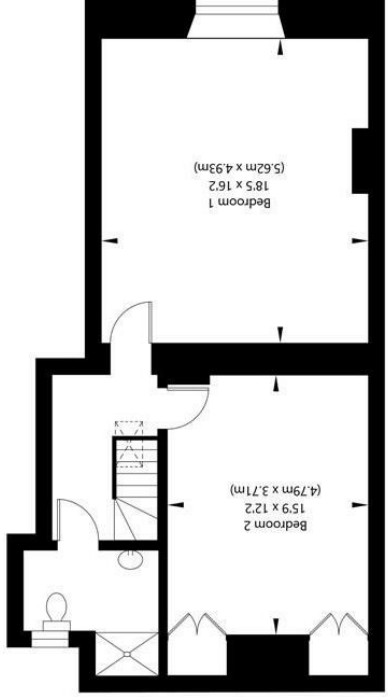
Directions



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 698 SQ. FT / 64.87 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 688 SQ. FT / 63.89 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1386 SQ FT / 128.76 SQ M - (Excluding Cellar and Store)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2021

