



MORFITT SHAW

Independent Estate Agents

Kirklands, Thorner



Located on the edge of the sought after village of Thorner and overlooking open countryside, this charming and spacious one bedroom apartment is situated on the second floor of a particularly attractive church conversion. Offering very well presented living space and communal parking, an early viewing is recommended.

**£124,950 – No chain
Tenanted until 1/1/10**

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Introduction

An excellent conversion of a former church, located on the edge of open countryside in the exclusive village of Thorner. With two pubs and restaurant, shops, a post office and medical practice, it offers a wide range of day to day amenities. Leeds centre is also easily accessible wither by car or the regular bus service.

The very well presented second floor accommodation briefly comprises: entrance hall/study area, sitting room, refitted kitchen, spacious double bedroom and bathroom. There are mature and well maintained gardens to all sides, with generous parking to the front and side. An early viewing is highly recommended to appreciate the size and quality of the accommodation on offer.

Accommodation

To the ground floor: Communal entrance hall

With entrance door having secure entry system. Ceiling lighting, staircase and lift to the upper floors.

To the second floor: Entrance hall / study area

Hardwood front entrance door, ceiling light and access to the loft. Velux rooflight.

Sitting room 12'3 x 10'2

Attractive leaded 'Church' windows to the side and rear overlooking the mature grounds. Double Velux rooflights to the rear, ceiling light and TV and telephone points.



Refitted kitchen 8' x 6'7

Velux rooflight to the rear. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Beech laminate flooring, ceiling light. Electric hob and oven, plumbing for washing machine and space for fridge freezer. Stainless steel sink unit with mixer tap.



Double bedroom 12'6 x 9'8

Leaded window to the side. Fitted wardrobes with cupboards over, ceiling light and telephone point.

Bathroom

Velux rooflight. Panelled bath with electric shower over, low suite wc and pedestal wash basin. Part tiled walls, ceramic tiled floor and ceiling lighting.



Outside

The property is set within extensive and well maintained lawned grounds, with a number of established trees and shrubs. There is an extensive parking area to the front and side.



Directions



From our office, turn on to Roman Avenue, and turn right at the end on to the Ring Road. At the roundabout, turn left on to the A58 Wetherby Road, and take the fourth right on to Carr Lane. The property is identified by a Morfitt Shaw 'For Sale' board, on the right hand side.

Agent's notes : The property is leasehold. All mains services, except for gas, are provided. Viewing strictly by appointment only.

Conveyancing: Recently, we conducted a survey of over forty conveyancers in the Leeds area. We used these results to appoint three local solicitors to our panel. All three were placed in the best eight for lowest fees. As well as offering good value for money, they are crucially, very reliable, quick and effective. Please call us for details.

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Big enough to impress, small enough to care.