



## 10 SEDGEGARTH, THORNER, LEEDS, LS14 3LB

Leeds city centre - 6 miles

Harrogate - 14 miles

York - 14 miles

A1(M) motorway 3 miles

The property occupies an established position on this attractive and sought after development built some 20 years ago by Clays of Addingham Ltd. builders of excellent repute renowned for quality housing. This established development is located in the heart of Thorer village within walking distance of amenities. Thorer itself has two public houses, tearoom, village store, doctors surgery and a highly regarded primary school. The market town of Wetherby is only 15 minutes drive offering a wide variety of amenities including shops, schools and recreational facilities. There is ready access to the principal Yorkshire centres of Leeds, Harrogate and York with the A1(M) motorway some 3 miles away for those wishing to travel further afield.

The accommodation briefly includes a spacious reception hall with spindled staircase, fitted store cupboard and guest cloakroom and WC. The formal sitting room has aspects to both front and rear and fitted gas fire with a contemporary surround. A feature of the property is the open plan fitted dining kitchen with a good range of wall and base units, granite preparation surfaces and integrated appliances and the dining area opens directly onto a private sun terrace in the rear garden. Leading off the kitchen is a fitted utility room with second WC together with a study/ family room with external access.

**AGENTS NOTE:** This area of the house could provide ancillary accommodation for a dependant relative or used as a teenage suite if preferred.

**A DECEPTIVELY SPACIOUS AND EXCEPTIONALLY WELL MAINTAINED 4 BEDROOM STONE BUILT LINK DETACHED FAMILY HOUSE SET IN LOVELY SOUTH FACING ENCLOSED GARDENS ON THIS HIGHLY REGARDED DEVELOPMENT IN THE CENTRE OF THE SOUGHT AFTER AND CONVENIENTLY LOCATED VILLAGE OF THORNER.**



On the first floor is a galleried landing leading to a principal bedroom with en suite shower room, three further bedrooms, two with fitted wardrobes and a house bathroom. Bedrooms 2 and 3 enjoy pleasant views onto the attractive beck running through the development.

Outside the property there are two private allocated parking spaces together with an attractive front garden designed for ease of maintainace and the rear garden is private and enclosed facing almost due south. There is a shaped lawn with flower borders, stone boundary walls and a lovely private paved terrace ideal for outside entertaining.

## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold with vacant possession given on legal completion.

**Services:** We are advised that all mains services are installed.

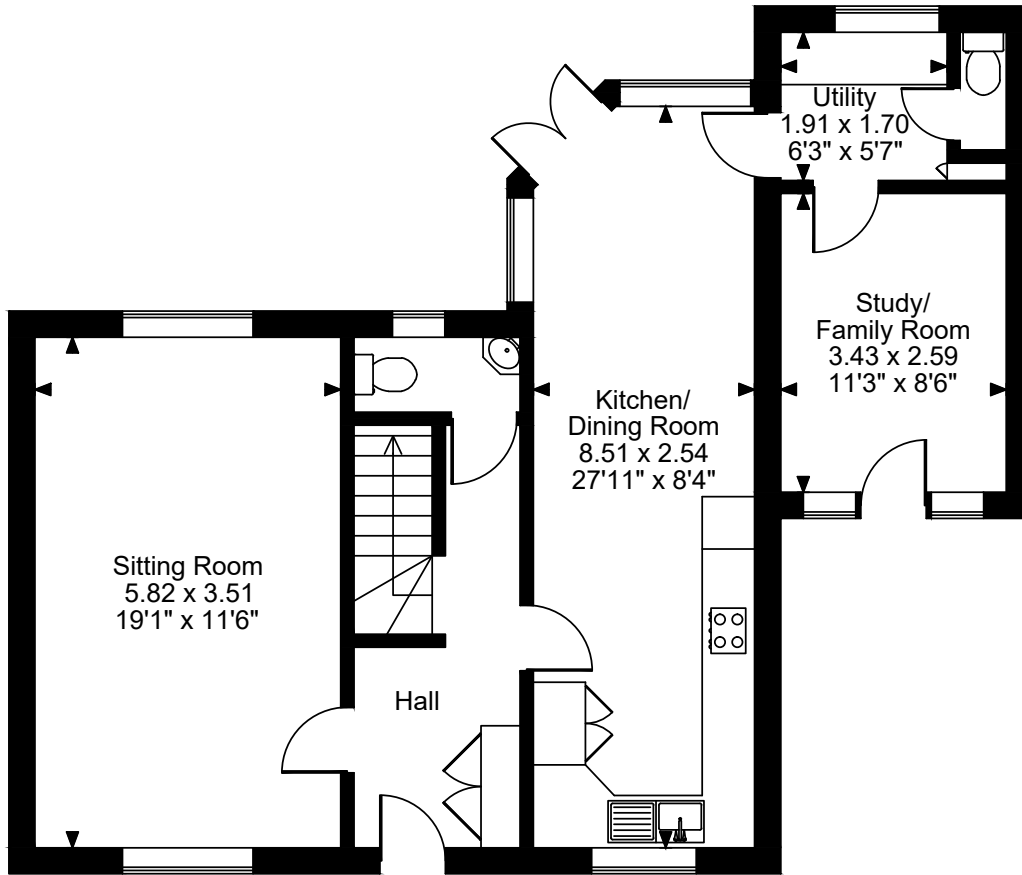
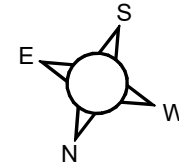
**Viewing:** By appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions- LS14 3LB:** Travelling west from Bramham and the A1(M) motorway continue for approximately 3 miles and into Thorner village. In the centre of Thorner on Main Street turn right down the side of the Mexborough Arms into Carr Lane. Take the second turning on the right into Station Lane, first right into Sedgegarh, continue into the development and the property is in the second short cul de sac on the right, bounded by the village beck.

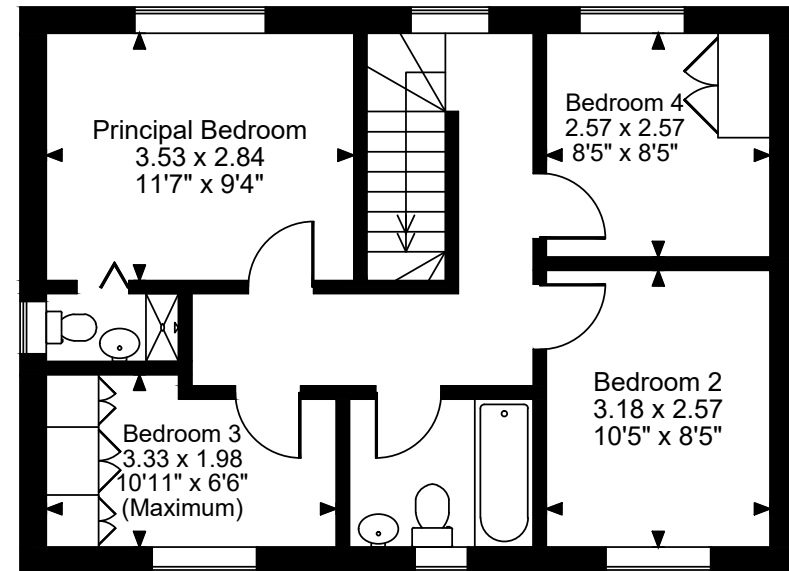




**10 Sedggarth, Thorer**  
**Approximate Gross Internal Area**  
**1238 Sq Ft/115 Sq M**



**Ground Floor**



**First Floor**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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