



29 Kirkfield Lane, Thorner, Leeds, LS14 3EP

A stylish three to four-bedroom semi-detached home quietly positioned in the village of Thorner, featuring a high-specification open-plan dining kitchen with bi-fold doors and countryside views to the front - **An ideal opportunity for the buyer seeking ease of access to Leeds, York and Wetherby via the A1/M1 and A64.**

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**29 Kirkfield Lane, Thorner, Leeds,
West Yorkshire, LS14 3EP**

Guide Price: £350,000

- Three/Four bedroom village home
- Stunning Open-Plan Kitchen/Diner
- Countryside Views
- Large Corner Plot
- Detached Garage
- Ground Floor Bedroom & En-Suite
- No onward chain



General remarks

Set on a spacious corner plot with attractive front aspects this impressive 3/4-bedroom semi-detached home is conveniently located for Thorner village's excellent range of amenities.

At the heart of the home lies a stunning open-plan kitchen and dining area, designed with both style and functionality in mind. This high-spec kitchen features sleek cabinetry, quality appliances, and elegant finishes throughout. Full-width bi-folding doors open completely onto the rear garden - perfect for entertaining or unwinding with views of the surrounding greenery.

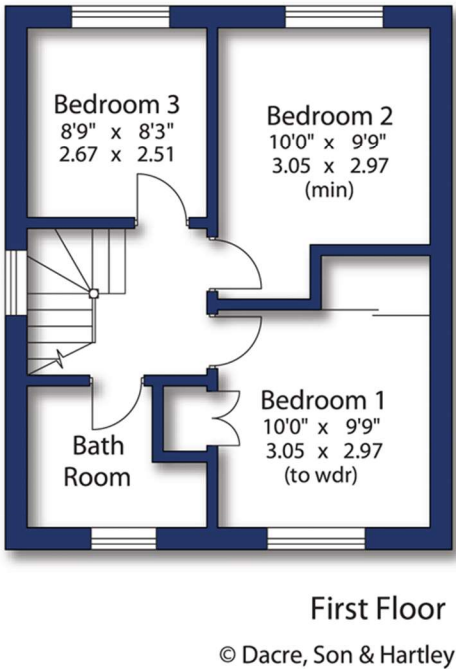
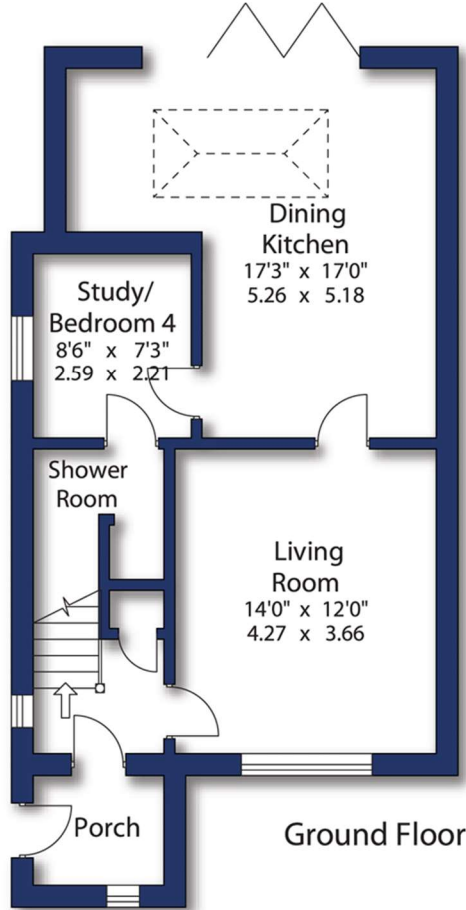
The accommodation offers great flexibility, including a ground-floor bedroom/study with a modern shower room—ideal for guests, multi-generational living, or a private workspace.

Upstairs, three family bedrooms provide generous accommodation, with the ground floor bedroom easily doubling as a home office or study.

A contemporary family bathroom adds further practicality, while clever built-in storage solutions throughout the property.

Outside, the property benefits from a detached single garage and a spacious driveway, offering ample off-street parking. The south-facing garden forms ideal recreation areas with aspects towards open countryside views.

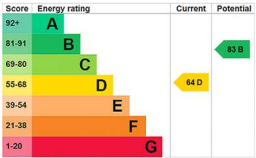
Thorner remains one of the most sought after local villages due to its strong community spirit, local shops and public house, a highly regarded primary school and excellent road links.



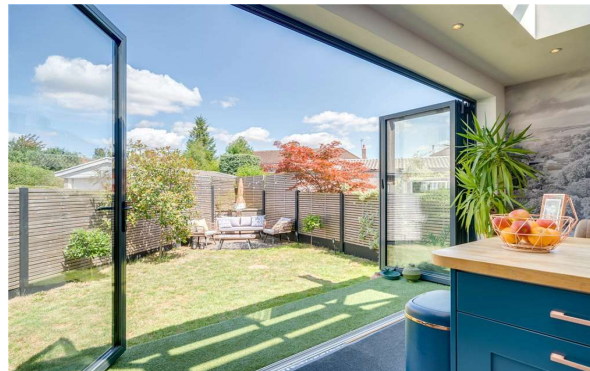
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Contact us



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Directions

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Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Driveway and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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