



2 Sedggarth, , Thorne LS14 3LB  
£560,000 | Freehold

maxwell hodgson  
estate agents



A fabulous stone detached family home with four double bedrooms, quietly situated within this exclusive cul de sac in the desirable village of Thorner. With the benefit of gas fired central heating and double glazed window throughout, this property has been recently extended to the rear, beautifully redecorated and refitted to a high specification to include a bespoke dining kitchen by Arlington Design with double doors opening to the private enclosed rear garden. Utility room, sitting room with slate hearth and integrated 55" flat screen TV , play room. Bedroom one has an en-suite shower room and three of the four bedrooms have built in furniture.

The property is situated a short walk from an excellent range of amenities in the village including delicatessen, hairdresser, three public houses/restaurants, cricket/football pitches, tennis courts, bowling club and village primary school. Further amenities are available in the city of Leeds and the Spa town of Harrogate. For the commuter, the A1 with its links to the national motorway network, is within easy reach and there are a range of additional schools throughout the area for all ages.

Entrance Hall

Timber front entrance door with windows to either side, inset coir mat. Stairs to first floor. Vertical contemporary radiator, coved ceiling. Tiled floor.

Fitted Cloakroom

Fitted with white suite comprising; low flush WC, vanity unit wash hand basin with mixer tap and double cupboard below. Window, two wall light points. Tiled floor.

Utility Room

Base units fitted with work surfaces, stainless steel sink unit with mixer tap. Fitted full height double cupboard, plumbing for washing

machine and tumble dryer. Window, wall mounted Worcester gas boiler. Radiator, tiled floor.

Play Room

Two windows, radiator. Ceiling spotlights.

Kitchen Dining Room

Beautiful bespoke solid wood fitted kitchen by Arlington Design comprising; base and wall units with Caesarstone work-surfaces and upstands, undermounted Butler style sink with Victorian style mixer tap, Quooker hot water tap and moulded drainer. Integrated AEG dishwasher. Rangemaster five ring gas hob and fan assisted oven\* with extractor over. AEG French style fridge freezer\* \*available by separate negotiation. Full length unit with larder style cupboard Central island with cupboards and drawers below, breakfast bar, Caesarstone work-surface. Open to dining area with double French doors to rear garden with windows either side. Tiled floor, ceiling spotlights. Half glazed door to:

Sitting Room

Slate hearth with inset 55" flat screen TV above and plinth style shelving to either side. Ornate coving to ceiling and downlights. Windows overlooking rear garden. Double small paned glazed doors opening to hallway.

Landing

Access to loft space.

Bedroom One

Fitted with triple and single built in wardrobe with 6 drawer dressing table. Radiator, dual aspect with 2 windows.

En-suite Shower Room

Fitted with three piece suite comprising : low flush WC, vanity unit wash hand basin with mixer tap and storage below. Shower enclosure with direct shower and hand held attachment.





Tiled walls with large inset mirror., tiled floor, extractor fan, ladder style heated towel rail. Inset down lights.

### Bedroom Two

Two built in wardrobes with window seat storage . Window to rear. Radiator.

### Bedroom Three

Dual aspect , two windows, Double built in wardrobe, radiator.

### Bedroom Four

Radiator. Window to side.

### Bathroom

Fitted with three piece suite comprising low flush WC, pedestal wash hand basin with mixer tap, bath with direct shower over and taps. Part tiled walls, Double glazed obscure window to front. Extractor fan, inset down lights. Ladder style heated towel rail.

### Outside Front

Ample driveway providing car standing for 2 cars bordered by stone wall. Gated access to:

### Outside Rear

Fully enclosed, private rear garden. Stone patio ideally situated to the rear of the dining area and accessed from double French doors. Lawns with borders including raised bed, outside power points. Fencing to rear, small timber shed.

### Services

All mains services connected.

### Council Tax

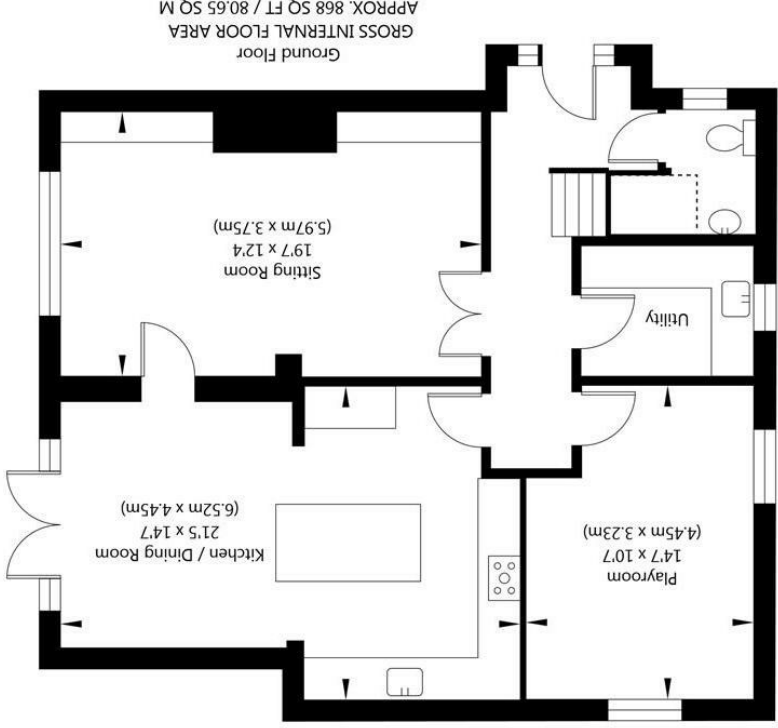
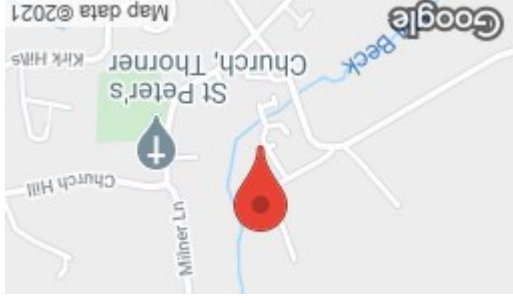
We believe the property to be in Council Tax Band G.





## Directions

From the direction of Bramham enter the village of Thornor along Bramham Road. Bear left, follow through into the village centre and turn right into Carr Lane. Turn right into Station Lane and right into Sedgearth whereupon the property is situated on the left and can be recognised by our for sale board.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1580 SQ FT / 146.79 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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