



2 Avondale Villas, , Thorner LS14 3DQ

£374,995 | Freehold

maxwell hodgson

estate agents



A superbly presented, spacious Edwardian mid terrace with period features throughout. Occupying a delightful position on the outskirts of the sought after village of Thorner, with countryside views to front and rear. Featuring attractive fireplaces in numerous rooms, high ceilings and decorative coving. Accommodation briefly comprises; living room, dining room and fitted kitchen. To the first floor is a spacious master bedroom with ensuite shower room, two bedrooms and a recently refitted house bathroom. To the second floor are two further bedrooms. Outside there are gardens to front and rear with the property benefitting from off street parking. Viewing essential to appreciate the accommodation on offer.

### Entrance Vestibule

Part glazed timber front entrance door. Tiled floor, inset coir mat. Wood panelling, deep skirting and decorative cornice. Double overhead cupboard housing meters.

### Entrance Hall

Part stained glazed door with stained glazed panel above. Wood panelling and deep skirting. Decorative plaster cornice and feature archway. Stairs to first floor. Radiator.

### Sitting Room

14'6" x 11'10" (4.42 x 3.61)  
Stone fire surround with cast iron living flame gas fire and tiled inset and hearth. Decorative frieze and deep coving. Exposed floorboards, picture rail, dado rail. Deep skirting, PVCu double glazed bay window to front. Two traditional style radiators. Concealed access to large cellar.

### Cellar

14'11" x 11'11" (4.55 x 3.63)  
Providing ample storage space. With power and light.

### Family Room

14'5" x 11'9" (4.39 x 3.58)  
Feature wooden fire surround with inset cast iron living flame gas fire and tiled inset and hearth. Deep skirting, picture and dado rail with decorative coving. PVCu double glazed window to rear. Radiator.

### Kitchen/ Dining Room

16'9" x 8'0" (5.11 x 2.44)  
Fitted with a good range of base and wall units including drawers, glazed eye level display units and

wine rack. Rolled edge work-surfaces with inset stainless steel 1 ½ bowl and mixer tap. Integrated electric oven with Neff gas hob and stainless steel canopy cooker hood over. Decorative tiled splashbacks. Space for fridge/freezer and plumbing for dishwasher. Concealed under unit lighting. Larder cupboard providing shelving and ample storage space. Tiled flooring with underfloor heating and deep skirting. Two PVCu double glazed windows to side. Side door access.

### Galleried Landing

Wood panelling to walls, deep skirting. Radiator, loft access. Understairs storage cupboard. Stairs to second floor.

### Bedroom One

15'3" x 14'8" (4.65 x 4.47)  
Period cast iron fireplace with decorative tiled inset and hearth. Exposed floorboards, decorative plaster cornice, deep skirting and picture rail. Two traditional style radiators. Two PVCu double glazed windows to front with countryside views.

### Ensuite Shower Room

Fitted with a contemporary suite comprising; low flush Wc, Duravit vanity unit wash hand basin with Hansgrohe mixer tap, enclosed large shower cubicle with Hansgrohe direct shower. Ladder style heated towel rail. Extractor, inset downlights. Tiled floor, part tiled walls.

### Bedroom Three

10'1" x 8'8" (3.07 x 2.64)  
Period cast iron fireplace and surround. PVCu double glazed window to rear. Radiator.

### Bedroom Four

9'5" x 8'0" (2.87 x 2.44)  
PVCu double glazed window to rear with countryside views. Radiator.

### House Bathroom

Recently refitted with a three piece suite comprising; low flush Wc, Keuco wash hand basin and mixer tap with drawer. Tile enclosed double ended bath with Hansgrohe direct shower over. Keuco vanity storage cupboard, ladder style heated towel rail. Tiled floor, part tiled walls. Two PVCu obscure double glazed windows to side. Ceiling downlights.





## Landing

Loft access.

## Bedroom Two

15'4" x 8'11" (4.67 x 2.72)

Period cast iron fire, exposed beam. PVCu double glazed window to front with countryside views.

Radiator, storage to eaves.

## Bedroom Five

15'4" x 8'7" (4.67 x 2.62)

Two Velux windows with fitted blinds. Radiator, storage to eaves. Ceiling downlights.

## Store/ Outbuilding

Spacious outhouse providing ample storage space. Wall mounted FER combination boiler, plumbing for washing machine and space for tumble dryer. Power and light.

## Exterior Front

Wrought iron gate and railings with footpath to front entrance door. Low maintenance raised gravelled area. Shared driveway to side leading to private off street parking and bike storage unit.

## Exterior Rear

Direct access from the kitchen to enclosed paved patio entertaining area. Beyond is shared vehicle access and hard standing private parking. Beyond this is an enclosed garden laid to lawn with countryside views.

## Views to Rear

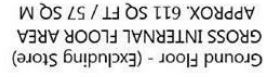
## Council Tax

We understand the property has been placed in council tax band D.

## Services

All mains services are understood to be connected to this property.





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