



7 Skippon Terrace, , Thorner LS14 3HA
Offers In Excess Of £325,000 | Freehold

maxwell hodgson
estate agents

Entrance Porch

Double obscure glazed doors with windows to either side.

Entrance Hall

Part glazed timber front entrance door with glazed panel above. Stairs to first floor with decorative balustrade. Double cupboard.

Living Room

15'10" x 15'0" (4.83 x 4.57)

Bay Window to front with delightful views to open fields. Picture rail, deep skirting, ornate ceiling rose, deep ornate coved ceiling. Art deco style fire surround with living flame gas fire. Two radiators.

Dining Room

15'1" x 13'0" (4.60 x 3.96)

Window to rear, two radiators. Deep skirting, ornate ceiling rose, coved ceiling. Stone fire surround, living flame gas fire with tiled hearth and copper canopy. Part obscure glazed door to rear porch.

Rear Entrance Porch

Timber door with windows to 3 sides. Part wooden panelled walls. Steps down to rear garden.

Kitchen

Fitted with base and wall units with rolled edge work-surface. Stainless steel sink with drainer, tiled splashbacks. Window to rear, Door to Basement.

Basement Cellar Rooms

Five Separate storage rooms.

1. Large main room. Door to rear, power and light, doors with access to
2. Room 2 and;
- 3.. Room 3
4. Stainless steel sink with double drainer. Plumbing for washing machine, Potterton wall mounted boiler. Power and light.
5. Larder cupboard with power and light.

First Floor Landing

Loft access, wall light point.

Bedroom One

13'0" x 13'0" (3.96 x 3.96)

Fitted with two double built in wardrobes with storage cupboards above. Victorian style fireplace

with tiled hearth. Two sash windows with views across open fields to the front.

Bedroom Two

13'1" x 12'11" (3.99 x 3.94)

Fitted with two double built in wardrobes with storage cupboards above. Victorian style fireplace with tiled hearth. Sash window with views across the rear garden and countryside beyond.

Bedroom Three

9'7" x 8'4" (2.92 x 2.54)

Fitted with two single built in wardrobes with louvred doors and two double and two single high level storage cupboards above. Two three drawer chests. Sash window with views to fields at the front.

Bathroom

Fitted with white four piece suite comprising: Victorian style roll top bath with claw feet, pedestal wash hand basin, low flush WC. Separate shower cubicle with direct shower. Airing cupboard housing the hot water cylinder. Ladder style chrome heated towel rail. Fully tiled walls and tiled floor. Sash window to rear.

Outside Front

Wrought iron hand gate with stone path to stone steps to front entrance door. Lawn area bordered by mature flower and shrub beds. Further steps lead down to the side of the house to storage shed.

Outside Rear

Side storage area with well. Steps down to lawn area and patio bordered by mature shrub beds. Steps bordered by low level wall with rockery lead to further lawn area. Timber hand gate to gravelled area providing ample storage and hard standing area. Old greenhouse boiler/store, green house.

Offers

Best and final offers are invited, subject to contract and on the following basis:

All offers should be submitted in a sealed envelope marked 7 Skippon Terrace, Thorner, Leeds, LS14 3HA to reach this office by 12.00 noon on Friday 24th April.

Offers should be for a fixed sum; escalating bids will not be considered.

Offers should state if they are subject to any



conditions and should include your solicitors name and address.

All offers will be submitted to our clients as soon as possible and we will endeavour to advise all persons who have made offers as soon as further instructions are received.

Our clients do not undertake to accept the highest or indeed any bid.

Viewing is strictly by appointment with the agents.

Even if you have already submitted an offer, for clarity please confirm your best and final offer in accordance with the above terms.

If you have any queries please do not hesitate to contact us.

Services

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

Council Tax

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

Directions

On entering Thorner village from the direction of Wetherby continue onto Main Street and turn right just before the Mexborough Arms pub into Carr Lane. Follow the road round to the left whereupon you will find 7 Skippon Terrace on your left hand side, easily identified by our for sale board.

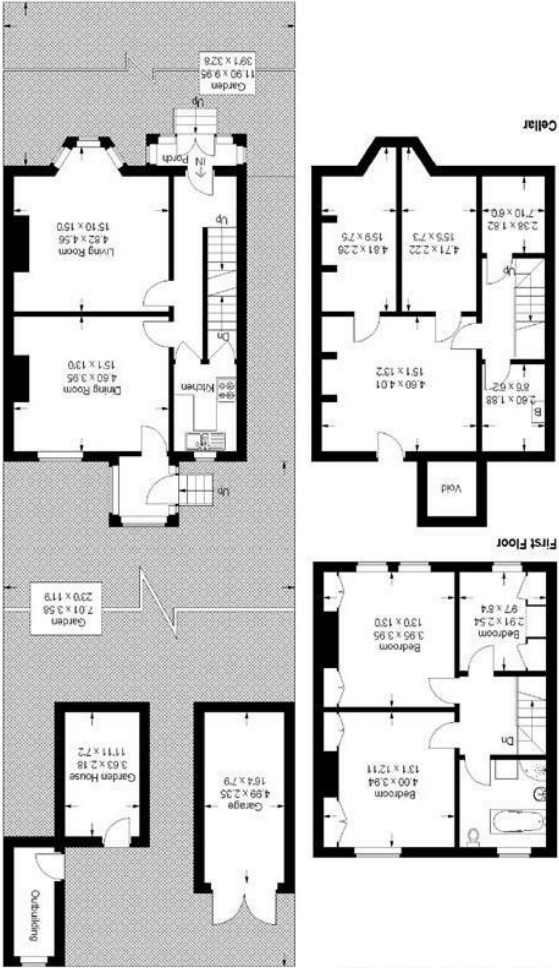




Directions



Skippon Terrace, LS14
Approximate Gross Internal Area
Cellar = 54.1 sq m / 582 sq ft
Ground Floor = 59.4 sq m / 639 sq ft
First Floor = 52.7 sq m / 567 sq ft
Garage = 12.1 sq m / 130 sq ft
Garden House / Outbuilding
12.2 sq m / 131 sq ft
Total = 190.5 sq m / 2049 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID143719)