

Park Row

The proactive estate agent



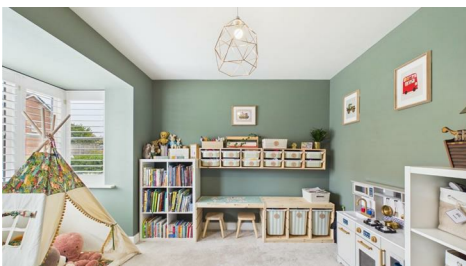
Gatekeeper Drive, Sherburn In Elmet, Leeds, LS25 6GQ

Asking Price £450,000



**** DETACHED ** FIVE BEDROOMS ** UTILITY ** KITCHEN DINING ROOM ** PLAYROOM ** DOWNSTAIRS WC ** ENSUITE TO THE MASTER ** ENCLOSED REAR GARDEN ** OFF ROAD PARKING ** GARAGE ** EPC B ****

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



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INTRODUCTION

Nestled in the charming area of Sherburn In Elmet, Leeds, this impressive detached house on Gatekeeper Drive offers a perfect blend of space and comfort for family living. Positioned within a quiet area of the estate the property boasts five well-proportioned bedrooms and is ideal for those seeking a generous family home.

Upon entering, you are greeted by a welcoming hallway that leads to two inviting reception rooms. The separate living room provides a tranquil space for relaxation, while the playroom offers a delightful area for children to enjoy. The heart of the home is undoubtedly the spacious kitchen dining room, perfect for family meals and entertaining guests.

Convenience is key, with a downstairs WC and an ensuite bathroom attached to the master bedroom, ensuring privacy and ease for all family members. The property also features an enclosed rear garden, providing a safe and enjoyable outdoor space for children and pets alike.

Additional highlights include a driveway and garage, offering ample parking and storage solutions. With an Energy Performance Certificate rating of B, this home is not only spacious but also energy-efficient, making it a wise choice for the environmentally conscious buyer.

This delightful property on Gatekeeper Drive is a rare find, combining modern living with a family-friendly layout in a sought-after location. Do not miss the opportunity to make this house your home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with obscure double glazed windows within which leads into;

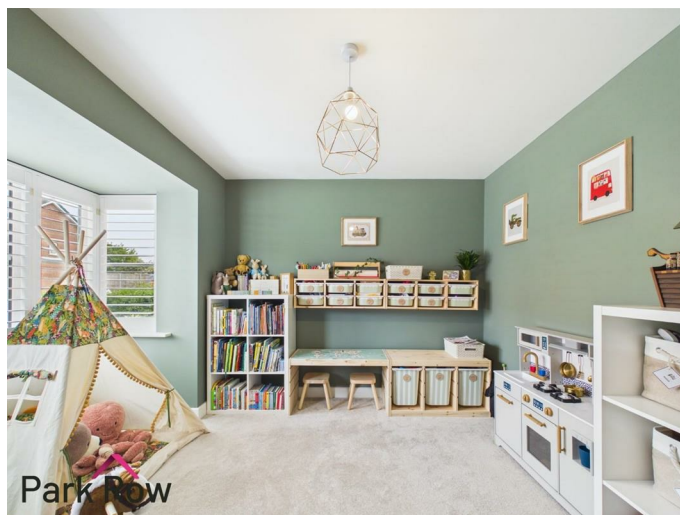
ENTRANCE HALLWAY

6'7" x 15'10" (2.03 x 4.83)

A central heating radiator, a staircase to the first floor accommodation, a door which leads into an under-stairs storage cupboard and further internal doors which lead into;

PLAYROOM

10'10" x 9'4" (3.32 x 2.87)



A double glazed bay-window to the front elevation and a central heating radiator.

LIVING ROOM

9'9" x 15'10" (2.99 x 4.84)



Double glazed bay-window to the front elevation and a central heating radiator.



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KITCHEN DINING ROOM

28'2" x 10'4" (8.59 x 3.16)



A double glazed window to the rear elevation, double glazed bi-folding doors which lead to the rear elevation, two central heating radiators, cashmere gloss wall and base units, wooden countertops with matching upstands, stainless steel one and a half drainer sink with a chrome mixer tap over, integrated one and a half ovens, four ring gas hob, integrated fridge freezer and an internal door which leads into:



UTILITY ROOM

6'11" x 6'3" (2.11 x 1.93)

A white composite door with an obscure double glazed window within which leads to the side elevation, a central heating radiator, cashmere gloss wall and base units, wooden countertops with matching upstand, an integrated dishwasher and an internal door which leads into;

WC

3'6" x 6'4" (1.09 x 1.94)



A white suite comprising of: a close coupled WC, a pedestal hand basin with a chrome mixer tap over and a central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING

10'9" x 7'4" (3.30 x 2.24)

A central heating radiator, loft access, a door which leads into a storage cupboard and further internal doors which lead into;

BEDROOM ONE

10'2" x 12'7" (3.10 x 3.84)



A double glazed window to the front elevation, a central heating radiator and an internal door which leads into;

EN-SUITE

6'6" x 6'6" (1.99 x 1.99)



An obscure double glazed window to the front elevation and a white suite comprising of: a close coupled WC, a pedestal hand basin with a chrome mixer tap over, a glass shower enclosure with an electric shower within and a chrome towel rail.

BEDROOM TWO

9'4" x 13'8" (2.86 x 4.19)



A double glazed window to the rear elevation and a central heating radiator.

BEDROOM THREE

10'11" x 9'5" (3.34 x 2.89)



A double glazed window to the front elevation and a central heating radiator.



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BEDROOM FOUR

10'9" x 7'4" (3.28 x 2.26)



A double glazed window to the rear elevation and a central heating radiator.

BEDROOM FIVE

7'2" x 11'1" (2.19 x 3.39)



A double glazed window to the rear elevation and a central heating radiator.

BATHROOM

7'0" x 5'6" (2.15 x 1.70)



A white suite comprising of a close coupled WC, a pedestal hand basin with a chrome mixer tap over, a panel bath with a chrome mixer tap over, a mains mixer shower over the bath and a chrome towel rail.

EXTERIOR

FRONT



Mainly laid to lawn, a paved path leads to the front door and borders with established plants and shrubs underneath the front windows.

SIDE

A tarmac drive leads to the side of the property giving access to the garage and to the rear garden via wooden pedestrian gate.



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REAR



Accessed via the wooden pedestrian gate at the side of the property or via the bi-folding doors in the kitchen dining room where you will step out on to a paved area with space for seating, a further paved seating area to the left boundary with a wooden pergola over, raised borders to the rear and right boundary with established plants and shrubs, the rest is mainly laid to lawn, wooden fencing forms the boundary to the right and rear of the property and a brick wall forms the remaining boundary.

GARAGE

10'7" x 20'3" (3.25 x 6.19)

Accessed via the up and over door from the driveway at the side of the property.

AERIAL PHOTO



TENURE AND COUNCIL TAX

Tenure: Freehold

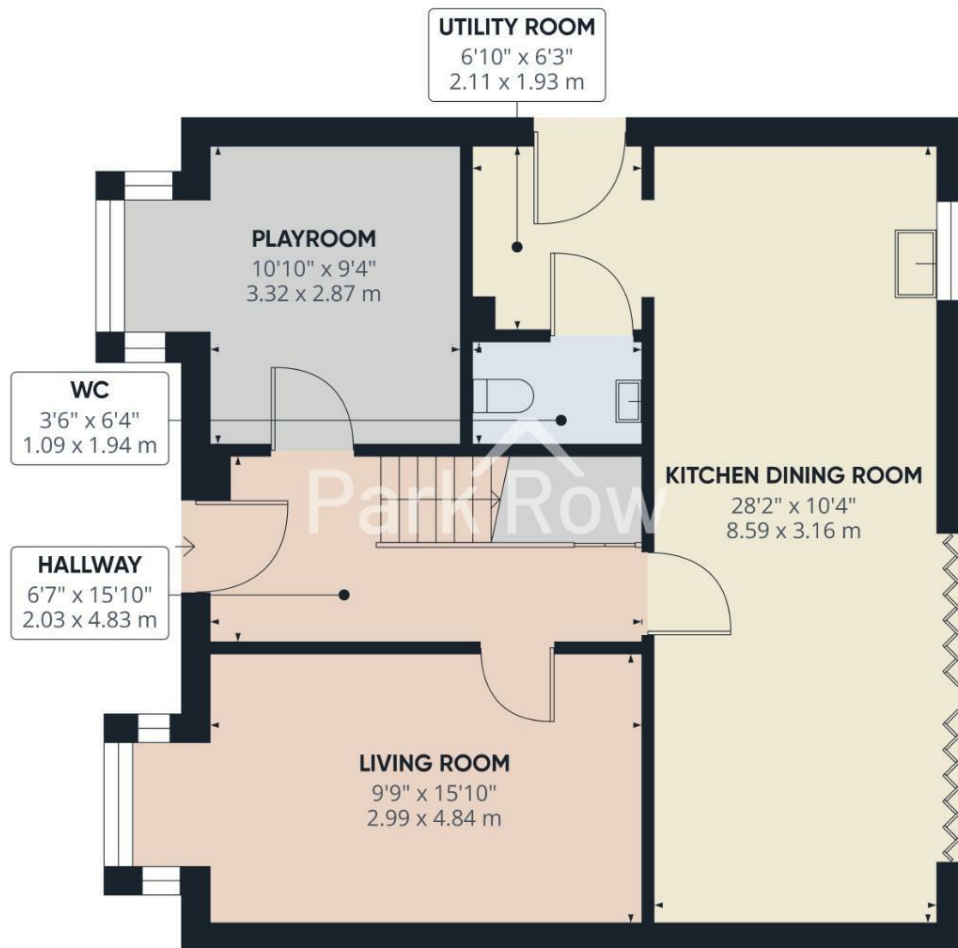
Local Authority: North Yorkshire Council

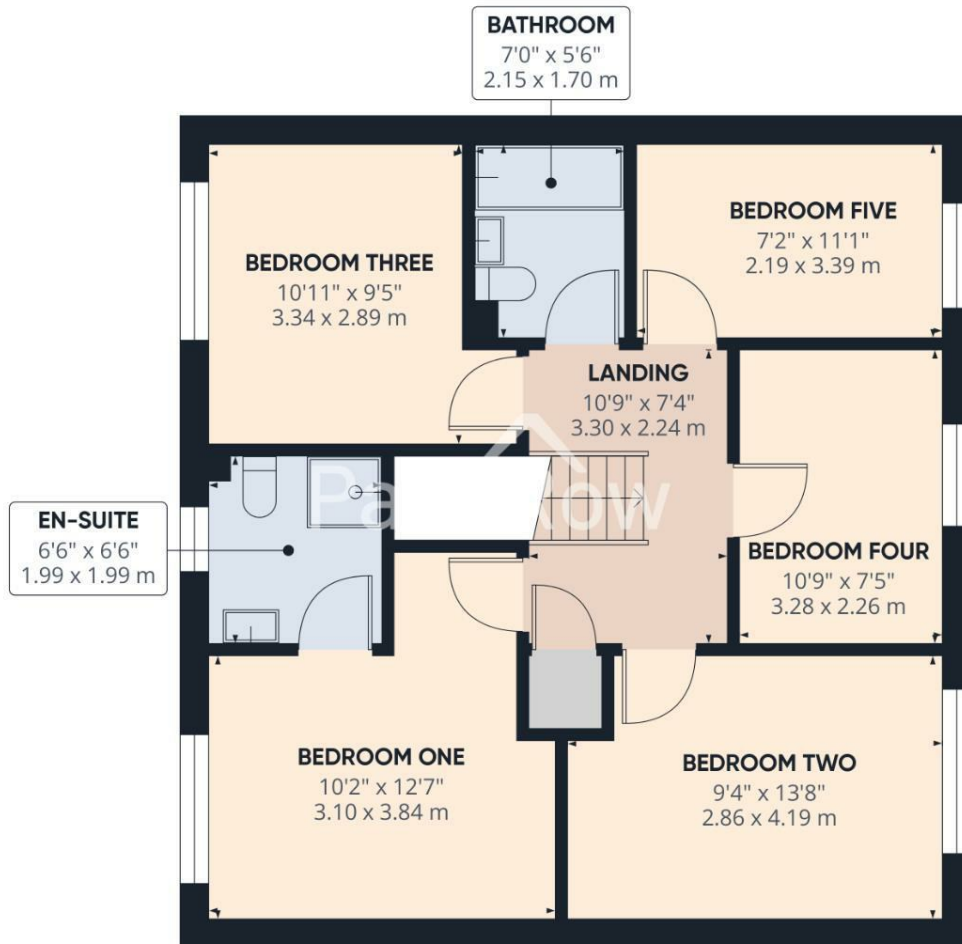
Tax Banding: E

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



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Approximate total area⁽¹⁾
686 ft²
63.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1 Building 1



T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Potential
100 most efficient - lower running costs			
A	85-92	86	92
B	69-84		
C	54-68		
D	39-53		
E	23-38		
F	9-22		
G	1-8		
100 least efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
100 most environmentally friendly - lower CO ₂ emissions			
A	35-47		
B	22-34		
C	9-21		
D	1-8		
100 least environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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