

Gatekeeper Drive, Sherburn In Elmet, Leeds

£450,000

Stephensons
estate agents & chartered surveyors

Gatekeeper Drive, Leeds LS25 6GQ

Est. 1871

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A spacious five-bedroom detached family home, quietly positioned within this popular development in Sherburn in Elmet and offering a well-considered arrangement of accommodation extending to two floors.

The property has a particularly appealing layout for modern family life, with two separate reception rooms, a generous kitchen dining room opening directly onto the rear garden, a useful utility room and downstairs WC, together with five bedrooms and two bathrooms to the first floor.

The kitchen dining room is undoubtedly the social centre of the house, providing a substantial space for everyday family life and entertaining, with bi-folding doors creating a natural connection with the garden. The two front-facing reception rooms provide valuable additional flexibility, with one currently arranged as a playroom and the other as a more traditional living room.

Built by Space Homes in late 2020, the property retains approximately four years of its new homes warranty. All mains services are connected, with fibre broadband also installed. The second reception room or fifth bedroom offers excellent flexibility for use as a dedicated home office, ideal for those working from home.

All viewings are strongly encouraged and strictly by appointment only.





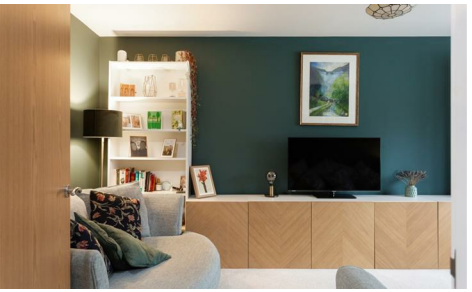


Tenure: Freehold
Services/Utilities: All mains services connected
Broadband Coverage: up to 1600* Mbps download speed
EPC Rating: 86 (B)
Council Tax: North Yorkshire Council Band E
Current Planning Permission: No current valid planning permissions
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.











The Property
A black composite entrance door with obscure glazing opens into the central entrance hall, providing an immediate sense of the practical layout of the home. The staircase rises to the first floor, with useful storage beneath and access through to the principal living spaces.

To the front of the property are two separate reception rooms, both enjoying pleasant bay windows overlooking the front garden. The living room provides a comfortable space for relaxing away from the main family areas, whilst the adjoining playroom offers excellent versatility. Currently suited to children's use, it could equally become a study, home office, snug or additional reception room depending upon the requirements of the next owner.

From the hallway, the accommodation opens into the impressive kitchen dining room, which stretches across much of the rear of the property and provides a generous setting for both family life and entertaining.

The kitchen is fitted with a range of cashmere gloss wall and base units, paired with wooden worktops and matching upstands. Integrated appliances include two ovens, a four-ring gas hob and fridge freezer, with a stainless steel sink and chrome mixer tap completing the kitchen. There is ample space beyond the main kitchen for a dining table and additional furniture, creating a room which feels as suited to a busy family breakfast as it does to having friends and family around.

The bi-folding doors are a particular feature, opening the room directly onto the rear garden and allowing the outside space to become a natural extension of the kitchen during the warmer months. A further rear-facing window brings additional natural light into the room.

A door from the kitchen leads into the adjoining utility room, which is fitted in keeping with the kitchen with matching cashmere gloss units and wooden worktops. There is an integrated dishwasher together with a separate external door providing access to the side of the property. From here, a further door leads into the downstairs WC, which is fitted with a white suite.
The first floor is arranged around a central landing with useful storage and loft access, from which all five bedrooms and the family bathroom are reached.

The principal bedroom sits to the front of the property and benefits from its own en-suite shower room. The room has a pleasant outlook over the front of the house, whilst the en-suite is fitted with a WC, wash hand basin and glazed shower enclosure with electric shower.

Four further bedrooms provide an excellent degree of flexibility. The second bedroom enjoys a rear-facing outlook, whilst the third is positioned to the front, with the fourth and fifth bedrooms also overlooking the rear. This arrangement gives the house considerable scope for a growing family, with space for children, guests, home working or hobbies as required.

The family bathroom completes the accommodation and is fitted with a white suite incorporating a panel bath with shower over, wash hand basin and WC, together with a chrome heated towel rail. This modern bathroom is perfect for the hustle and bustle of busy family life.

Outside
The property occupies a pleasant position within the development, with the front garden principally laid to lawn and framed by established planting and shrubs. A paved pathway leads to the front entrance.

To the side, a tarmac driveway provides off-road parking and leads to the garage, with a pedestrian gate providing access through to the south facing rear garden.

The enclosed rear garden is well suited to family use and has been arranged with a combination of lawn, established borders and paved seating areas. Immediately beyond the kitchen is a paved terrace, creating a natural place for outdoor dining and allowing the











bi-folding doors to be opened up to connect the two spaces.

A second paved seating area sits beneath a wooden pergola, providing a quieter corner of the garden, whilst established planting within the raised borders adds maturity and colour. The garden is enclosed by fencing and brick walling, creating a private and secure outdoor space.

The garage is positioned alongside the property and accessed directly from the driveway, providing useful additional parking or storage.

Overall, this is a substantial and versatile detached family home, with the five-bedroom accommodation complemented by two separate reception rooms and a particularly impressive kitchen dining room. The combination of generous internal space, an enclosed garden, driveway and garage makes this a home that should appeal to buyers looking for both flexibility and practical family living, whilst its position in Sherburn in Elmet provides convenient access to the village's amenities and wider transport links.





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