

Mike  
**Dobson**



**4 Comma Gardens**

Sherburn In Elmet, Leeds, LS25 6GR

**£495,000**

# 4 Comma Gardens

Nestled in the desirable Comma Gardens of Sherburn In Elmet, Leeds, this luxurious five-bedroom detached house is a true gem, presented to show home standards. Upon entering, you are greeted by a stunning staircase that sets the tone for the elegance found throughout the property. The spacious layout includes two generous reception rooms, perfect for both entertaining guests and enjoying family time.

The heart of the home is undoubtedly the incredible kitchen/diner/family area, which boasts high-quality integrated appliances, making it a dream for any culinary enthusiast. Adjacent to this, a practical utility room and a convenient WC enhance the functionality of the space. The master bedroom features an ensuite bathroom, providing a private retreat, while the four additional bedrooms are all of good size, ensuring ample accommodation for family or guests.

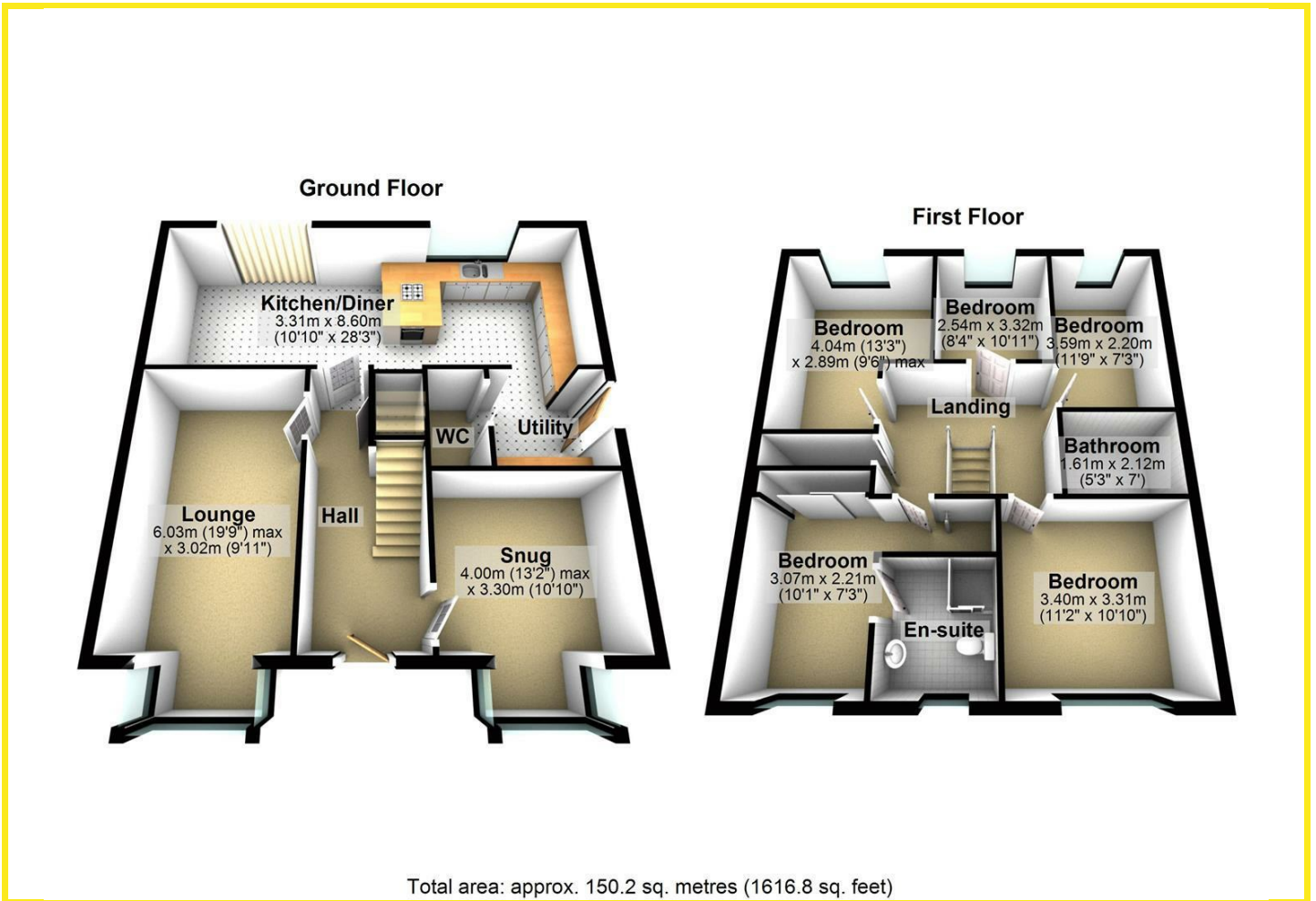
The house bathroom is fitted with a modern white suite, adding a touch of sophistication. Outside, the rear garden is a delightful oasis, featuring attractive paved patio areas and a well-maintained lawn, ideal for outdoor gatherings or quiet relaxation. Access to the single garage is conveniently available through a door from the garden, and the property also benefits from a driveway that accommodates multiple vehicles.

Situated in a sought-after new build estate, this home offers a perfect blend of luxury and practicality, making it an ideal choice for families seeking a high-quality living environment. Do not miss the opportunity to make this exquisite property your own.

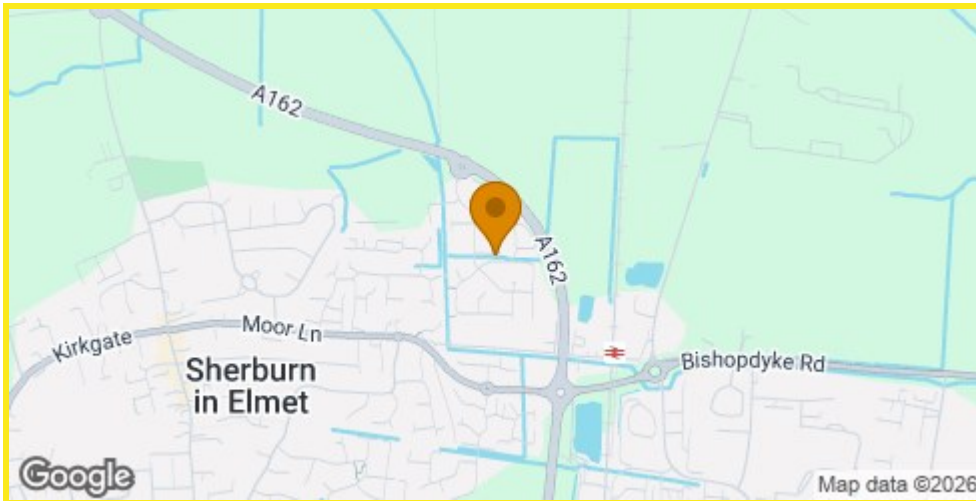




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From the Sherburn office, turn right onto Finkle Hill. At the crossroads, turn right onto Moor Lane and continue straight ahead over the two roundabouts. At the next roundabout, turn left onto the A162 and continue until you reach the next roundabout where you will turn left onto Ringlet Way. Follow the road and take the second left where you will reach Comma Gardens. The property can be located by the agents board.

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