



17 PIPPIN CLOSE  
LEEDS, LS25 6TE

£520,000  
FREEHOLD

Are you looking for a 5 Bedroom Detached property on a generous plot?

MONROE

SELLERS OF THE FINEST HOMES

## 17 PIPPIN CLOSE

- Generous Plot • 5 Bedrooms • Self Contained Annex • En-Suite Bedrooms • Off Street Parking • Village Location

Monroe is pleased to present, located on a generous plot down a private road, in the popular village of Sherburn in Elmet, this impressive five-bedroom detached home offering spacious, flexible living ideal for those wanting a peaceful space to work from home, growing families or those seeking multi-generational accommodation. Well-presented throughout, the property combines modern comforts with versatile design and benefits from a self-contained annex, a large rear garden, and ample off-street parking.

Upon entering, you are welcomed by a spacious entrance hall that immediately sets the tone for the rest of the home. From here, you step into a formal living room, perfect for relaxing or entertaining. As you continue down the hall, you are welcomed by a stunning open-plan kitchen, living, and dining space, the true heart of this home. This bright and sociable space features double patio doors that lead out to the generous rear garden, offering the perfect setup for indoor-outdoor living.

Also on the ground floor is a guest WC and access to the garage conversion, which has been thoughtfully transformed into a self-contained annex. Ideal for guests, older family members, or independent teenagers, the annex comes complete with its own private entrance, kitchenette, and shower room, offering privacy and convenience.

Upstairs, the property boasts five generously sized double bedrooms, two of which benefit from their own modern en-suites, the primary bedroom benefits from an en-suite fitted with a separate bath and shower cubicle!. A well-appointed house bathroom serves the remaining bedrooms and includes both a bathtub and a separate shower cubicle, catering perfectly to the needs of a busy household.

Externally, the home enjoys off street parking for 3 cars, and a large rear garden, ideal for families and outdoor entertaining. Trees have recently been planted along the boundary, offering future privacy as they mature. To the front, the property offers ample off-street parking, further enhancing its appeal.

Located in the vibrant and well-connected village of Sherburn in Elmet, with a great range of local amenities, schools, and excellent transport links to Leeds, York, and beyond, this property presents an exceptional opportunity for those seeking space, versatility, and a desirable village lifestyle.

### ENVIRONS

Highly sought-after Sherburn in Elmet is a thriving village ideally positioned just a few miles from the A1(M), making it perfectly placed for commuters travelling to Leeds, York, and Harrogate. The village offers a wide range of local amenities, including shops,



cafes, pubs, schools, and leisure facilities, providing everything needed for day-to-day living. Additional amenities can be found in the nearby market towns of Tadcaster and Wetherby, further enhancing its appeal as a well-connected yet community-focused place to call home.

#### REASONS TO BUY

- Sought After Location
- Generous plot
- Separate Utility
- Ample Off Street Parking
- Open Plan Kitchen Living Diner
- En Suite Bedrooms
- Self Contained Annex

#### SERVICES

We are advised that the property has mains water, electricity, gas, and drainage.

#### LOCAL AUTHORITY

North Yorkshire Council

#### TENURE

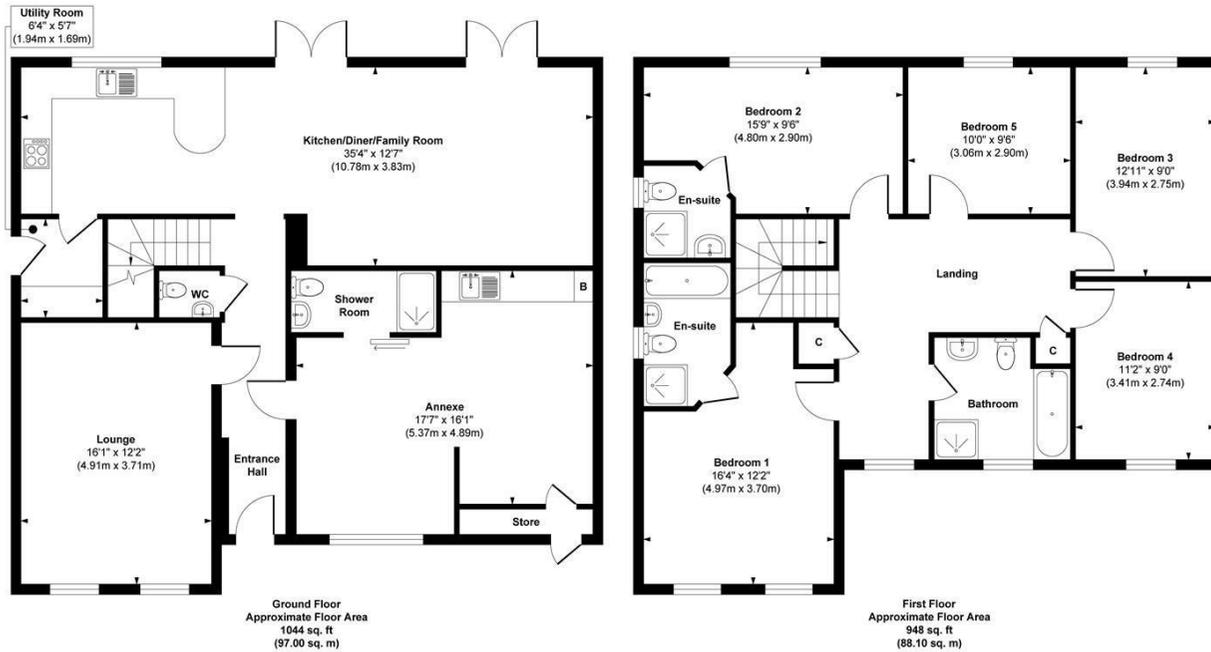
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

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**Approx. Gross Internal Floor Area 1992 sq. ft / 185.10 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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