



26 KIRKGATE
LEEDS, LS25 6BL

£675,000
FREEHOLD

This property boasts breathtaking high ceilings and is brimming with charm and character, creating an inviting and captivating atmosphere.

MONROE

SELLERS OF THE FINEST HOMES

26 KIRKGATE

- Full of Character and Charm
- High Ceilings
- Coving
- Grand Entrance Hall
- way
- Lounge With Gas Log Burner
- Stained Glass Window
- En-Suite
- Electric Gates
- CCTV
- Rural



Situated in the tranquil and highly sought-after village of Sherburn in Elmet, this charming three-bedroom Victorian residence, built in 1879, boasts stunning curb appeal and an abundance of character. Thoughtfully refurbished, it masterfully blends classic details with stylish, contemporary living. Perfect for families and professionals alike, this home exudes a warm and inviting atmosphere and offers a charming walled back garden.

As you step into the grand and spacious hallway, you're immediately struck by the stunning atmosphere of this remarkable property. With its high ceilings, intricate coving, and exquisite decorations, it truly sets the stage for an unforgettable experience.

As you continue down the hall, you'll come across a stunning kitchen equipped with custom cabinets, beautiful black quartz worktops, a wine cooler, and top of the line appliances. The utility room offers plenty of storage space and provides convenient access to the charming back garden.

The living room is spacious and light with beautiful sash windows and a feature fireplace with a gas log burner. Additionally, on the ground floor, you'll find a well-appointed downstairs WC and a cosy snug with a multi-fuel log burner, infusing the home with warmth and character.

As you head upstairs, you walk past the stunning original 12-paned stained glass window, which offers character and charm.

Upstairs you are welcomed by three generously sized double bedrooms, one of which boasts its own modern En-Suite bathroom. A stylish house bathroom serves the other bedrooms, featuring both a bathtub and a separate shower cubicle perfectly catering to the needs of a busy household. There's also an additional study ideal for those who work from home.

This home is truly exceptional, meticulously fitted and finished to the highest standards, offering an unparalleled living experience.

The exterior of this home features electric gates and a spacious driveway that provides off-street parking. Both the front and rear gardens are extensive, showcasing lush lawns and an impressive Indian stone patio, making the space perfect for family gatherings and outdoor entertaining. The property is beautifully landscaped with a variety of trees, plants, flowers, and shrubs. At the back, there is a charming walled garden that offers privacy.

Nestled in the vibrant and well-connected village of Sherburn in Elmet, this property offers an exceptional opportunity for those seeking space, versatility, and a desirable village lifestyle. The area boasts a great range

of local amenities, schools, and excellent transport links to Leeds, York, and beyond. electricity, gas, and drainage.

ENVIRONS

Sherburn in Elmet is a highly sought-after village that is well-positioned just a few miles from the A1(M). This makes it an ideal location for commuters traveling to Leeds, York, and Harrogate. The village features a wide range of local amenities, including shops, cafes, pubs, schools, and leisure facilities, providing residents with everything they need for everyday living. Additionally, more amenities are available in the nearby market towns of Tadcaster and Wetherby, further enhancing Sherburn's appeal as a well-connected and community-focused place to call home.

REASONS TO BUY

- Sought After Location
- Generous Plot
- Separate Utility
- Ample Off Street Parking
- High Spec Throughout
- Exceptional Property
- Full Of Character & Charm

SERVICES

We are advised that the property has mains water,

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

26 KIRKGATE





Approx. Gross Internal Floor Area 2217 sq. ft / 205.96 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Show Home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES