



YORK ROAD, POPPERTON, LEEDS LS14

NORTH  
RESIDENTIAL



# An impressive and recently renovated home.

The Gatehouse is a beautifully presented and recently renovated Grade II Listed property.

Occupying a peaceful and rural position on the outskirts of Thorney whilst being perfectly placed for the commuter with fantastic links to Leeds, York and the A1 (m).

Offering excellent and well-proportioned internal accommodation extending to over 1900 sq ft whilst retaining beautiful character features, inclusive of original beams, sash windows and log burning stoves.



**Tenure**  
Freehold

**Local Authority**  
Leeds City Council

**Council Tax Band**  
Band F

## Property Description.

In brief the property comprises; vestibule with w/c. A large open plan kitchen / diner with intergrated appliances, large larder, island unit, plenty of room for a large dining table and a feature stone fire surround with log burning stove. The kitchen allows direct access to the beautifully landscaped garden.

Adjacent to the kitchen is a dual aspect sitting room with feature fire surround with working open fire.

To the first floor is a fabulous master suite with dual aspect windows, original beams, vaulted ceiling and en suite shower room.

Across the hallway is a further double bedroom and a spiral staircase leading to a study / bedroom five.

Completing the property are two further bedrooms and modern house bathroom with both bath and shower. Suites include Lusso tiles, taps and shower units alongside Villeroy and Boch baths and toilets.

Outside, to the front of the property is a beautifully landscaped south facing private garden and to the rear is allocated private parking for four cars.

## Location Description.

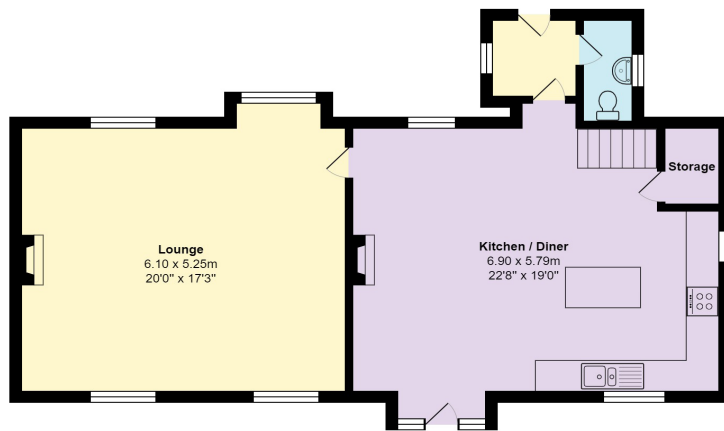
The Gatehouse is located in a semi-rural location on York Road, just a mile south of the sought-after village of Thorner and is within striking distance to the A1 (m) and A64. The newly completed East Leeds Orbital Route has greatly improved local connectivity. Harrogate is just 17 miles away, Leeds City Centre is 9 miles, York 16 miles and Wetherby 8 miles. Leeds Bradford Airport is within a 30-minute drive. The area has lots of amenities close by, as well as most denominations of schools.



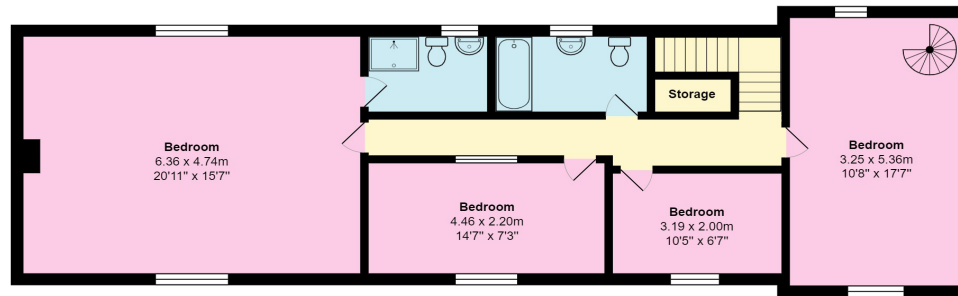




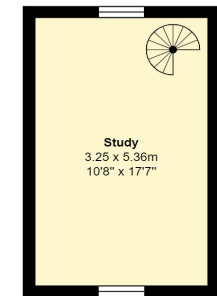




Ground Floor



First Floor



Second Floor

Total Area: 169.2 m<sup>2</sup> ... 1822 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

**PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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