

Mike  
**Dobson**



**19 Baynes Drive**

Sherburn In Elmet, Leeds, LS25 6QD

**£295,000**

# 19 Baynes Drive

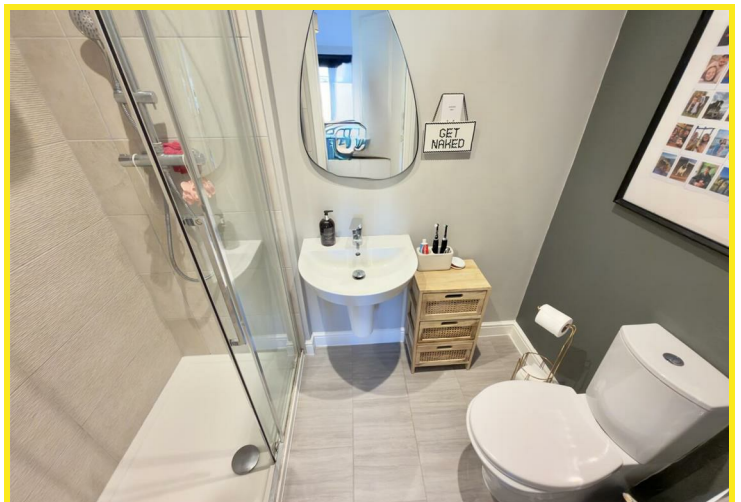
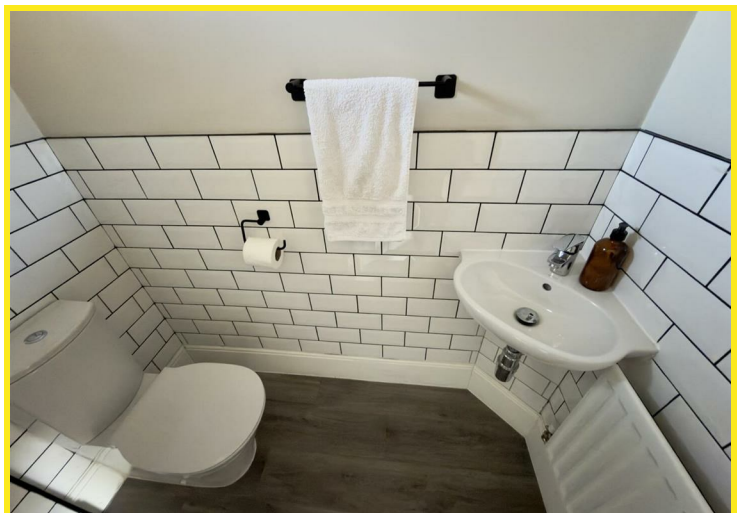
Nestled in the charming area of Sherburn In Elmet, Leeds, this stunning semi-detached house on Baynes Drive offers a perfect blend of modern living and comfort. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The master bedroom boasts a contemporary ensuite, ensuring privacy and convenience.

The heart of the home is undoubtedly the large open-plan kitchen and dining area, which is equipped with a gas hob, extractor, and fully integrated appliances, making it a delightful space for cooking and entertaining. Within the kitchen, you will also find a utility cupboard that adds to the practicality of the layout. The inviting lounge features a striking Hydro mist stove, creating a warm and welcoming atmosphere for relaxation.

This property also includes a downstairs WC, enhancing its functionality. The family bathroom is fitted with a modern white suite and a shower over the bath, catering to all your bathing needs. Additionally, the loft space, accessible via a pull-down ladder, offers potential for extra storage or even conversion.

Step outside to discover a sunny, enclosed rear garden, complete with a patio area, shrubs, and planters, perfect for enjoying the outdoors or hosting gatherings. The driveway accommodates two cars and is equipped with an Ohme EV charger, catering to the needs of modern living.

This semi-detached house on Baynes Drive is not just a home; it is a lifestyle choice, offering comfort, convenience, and a touch of elegance in a desirable location. Don't miss the opportunity to make this wonderful property your own.

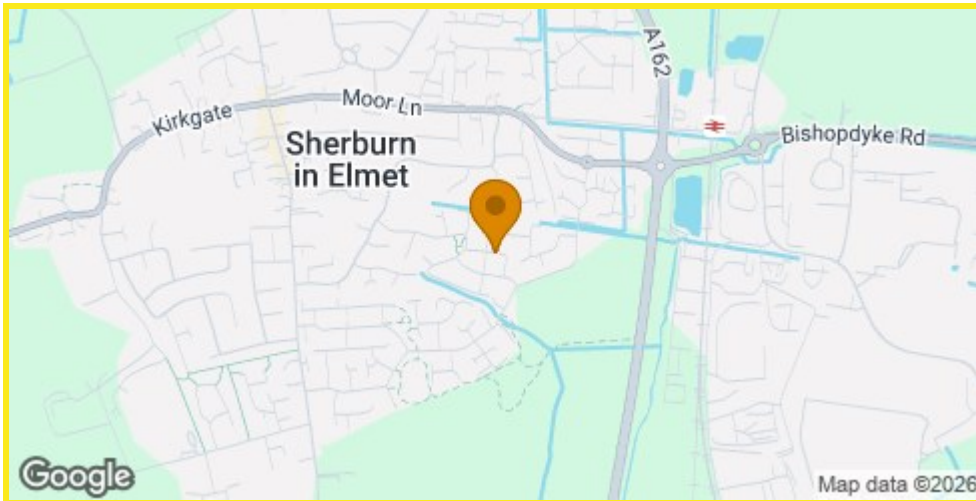




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Sherburn In Elmet office turn left onto Low Street. Take the first turning left onto The Fairway. Then take the right turning onto Fairfield Link. Take the third turning left onto Baynes Drive and the property is no 19.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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