

## Baynes Drive, Leeds



£450,000



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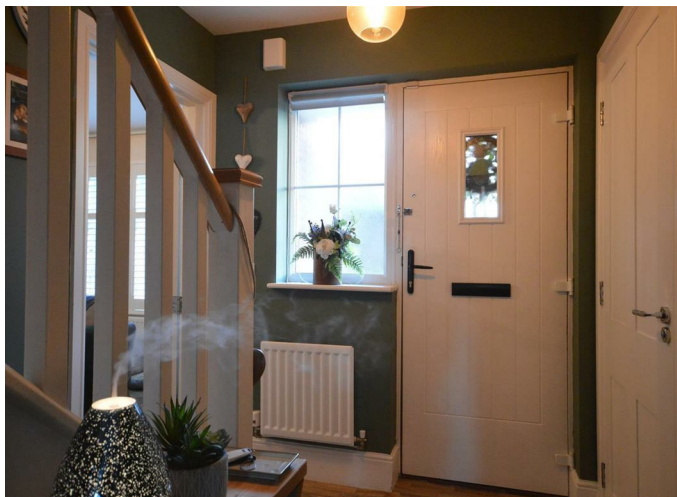


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Superbly presented throughout and with a surprise in store. Having been remodelled internally from new, it now has accommodation arranged over three floors and caters for modern family living. Already having great space, this addition ups the appeal. Standing at the end of a cu-de-sac and enjoying good size gardens, we would suggest viewing at your earliest convenience as homes of this quality rarely come to the market. Well placed for surrounding centres via motorways and rail this is a great home in a great position.



- Superbly presented family home in a sought after village
- Reception Hall, Cloakroom, Large Living Room
- Living/Dining/Family Room with quality fittings, Utility
- Master Bedroom with En-Suite Shower
- Two further double bedrooms to first floor and family bathroom
- Second en-suite bedroom to the second floor
- Enclosed and private gardens with garden office/bar and pizza oven, double garge
- EPC Grade B
- Council Tax Band E
- Call today to view

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Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

#### Reception Hall

Entered through a modern composite, panelled door into a welcoming and spacious reception area finished with LVT flooring and with a central heating radiator and stairs off to the first floor.

#### Cloakroom

5'8" x 4'1" (1.73 x 1.26)

With a low level flush WC and half pedestal wash hand basin, front facing window and central heating radiator.

#### Sitting Room

16'6" x 11'11" (5.05 x 3.64)

Great size formal room with front facing window with louvred shutters, LVT flooring, and central heating radiator.

#### Kitchen/Dining/Family Room

24'11" x 13'1" (7.62 x 4.00)

Superb open plan family space with kitchen section having a range of quality units with base cupboards and drawers with work surfaces over, inset composite 1.5 bowl sink with mixer taps, built in double oven, 4 ring gas hob and chimney style extractor hood, integrated fridge, freezer and dishwasher and with a tall larder unit and wall cupboards completing the fittings. Over the work surfaces are brick slip tiles and to the end of the room, an exposed brick feature wall together with LVT flooring, rear facing window and wide sliding patio doors leading to the rear garden

#### Utility Room

5'8" x 3'11" (1.73 x 1.21)

Useful utility area with work surface, inset single drainer sink and wall cupboard housing the gas fired central heating boiler, wall shelving, plumbing for an automatic washing machine and external door to the side.

#### First Floor - Landing

10'7" x 10'5" (3.25 x 3.18)

A bright, spacious area giving sitting or study space and having LVT flooring, rear facing window and stairs to the second floor.

#### Master Bedroom

14'3" x 13'11" (4.35 x 4.26)

Super main bedroom with feature panelling to one wall, front facing window with louvred shutters, fitted wardrobe and central heating radiator. Access off to the

#### En-Suite Shower

8'3" x 4'1" (2.54 x 1.25)

Having a wide shower cubicle with sliding screen door, low level flush WC and wash hand basin, chrome heated towel warmer, tiled shower walls and side facing window.

#### Bedroom 2

13'5" x 10'7" (4.10 x 3.25)

Second large double bedroom, again having a feature panelled wall, front facing window with louvred shutters and central heating radiator.

#### Bedroom 3

11'2" x 9'8" (3.42 x 2.95)

Rear facing double with louvred shutters to the window and central heating radiator.

#### Family Bathroom

10'2" x 5'10" (3.12 x 1.78)

With white suite of panelled bath with plumbed in shower and screen over, wash hand basin and low level flush WC, tiled surround, chrome heated towel warmer, side facing window and airing cupboard off.

#### Second Floor

##### Bedroom 4

15'6" x 11'5" maximum (4.73 x 3.49 maximum)

An 'L' shaped double bedroom with velux windows giving ample natural light, a central heating radiator, access to a boarded loft space and with access off to an

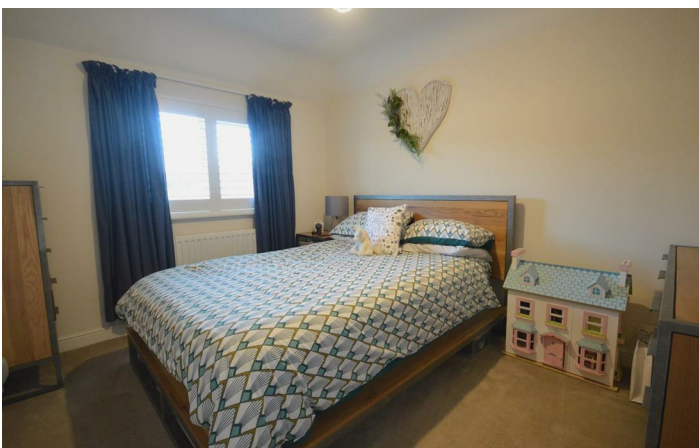
##### En-Suite Wet Room

6'11" x 4'5" (2.13 x 1.37)

Great addition to the house with glazed screen, plumbed in shower, pedestal wash basin and low level flush WC together with Velux window and central heating radiator.

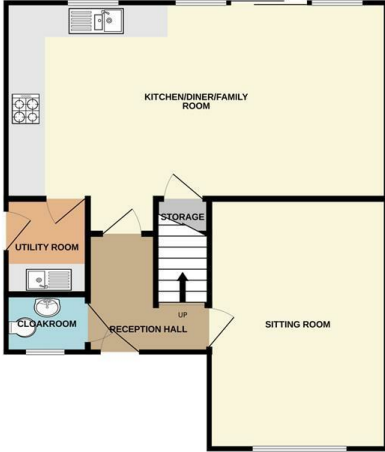
#### External

The property stands at the head of the cul-de-sac and has a wide driveway/parking space in front of the detached double garage which has twin doors, power and light. To the front of the property is an area of lawn with footway to the house. Access to the side leading through to the rear garden. The rear garden is well enclosed and is designed for entertaining, has areas of artificial lawn, paved sitting area, pizza oven, and with a garden office or bar depending on requirements. There is also a further garden shed to the side of the property with light and power points.



Floor Plan

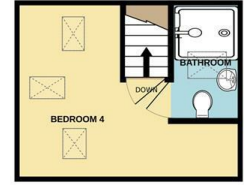
GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



2ND FLOOR  
165 sq.ft. (15.4 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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